



# Slipshatch Road, Reigate

Guide Price £1,750,000 - £2,000,000







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There aren't enough words to describe this family home; incredible, unique, charming, characterful, stunning, spacious, idyllic, the list could go on. The only way to truly get a feeling for how special this property is, is to come and take a look yourself.

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This incredible, Grade II\* listed home offers flexible accommodation totaling in excess of 4700 sq ft. The original barn dates back to the 17th century, with later additions added in the 1990's. Located just South of Reigate town, you feel like you are in the middle of the countryside, yet with the convenience of Reigate being 10 minutes away.

Full to the rafters with character and charm, the high vaulted ceiling in the living room showcases the exposed beams and vast ceiling height. Whilst the space is immense, it still retains a cosy feel with the large log burner. The galleried mezzanine provides extra living space and has also previously been used as a bedroom. The character features continue into the kitchen where the traditional Aga takes centre stage.

The majority of this very special home is on the ground floor and the layout can be varied to suit your needs. Whether you require four, five or six bedrooms, or an annexe room, The Old Barn has space in abundance. There is a large games room that opens directly onto the garden, which would also make a stunning sitting room.

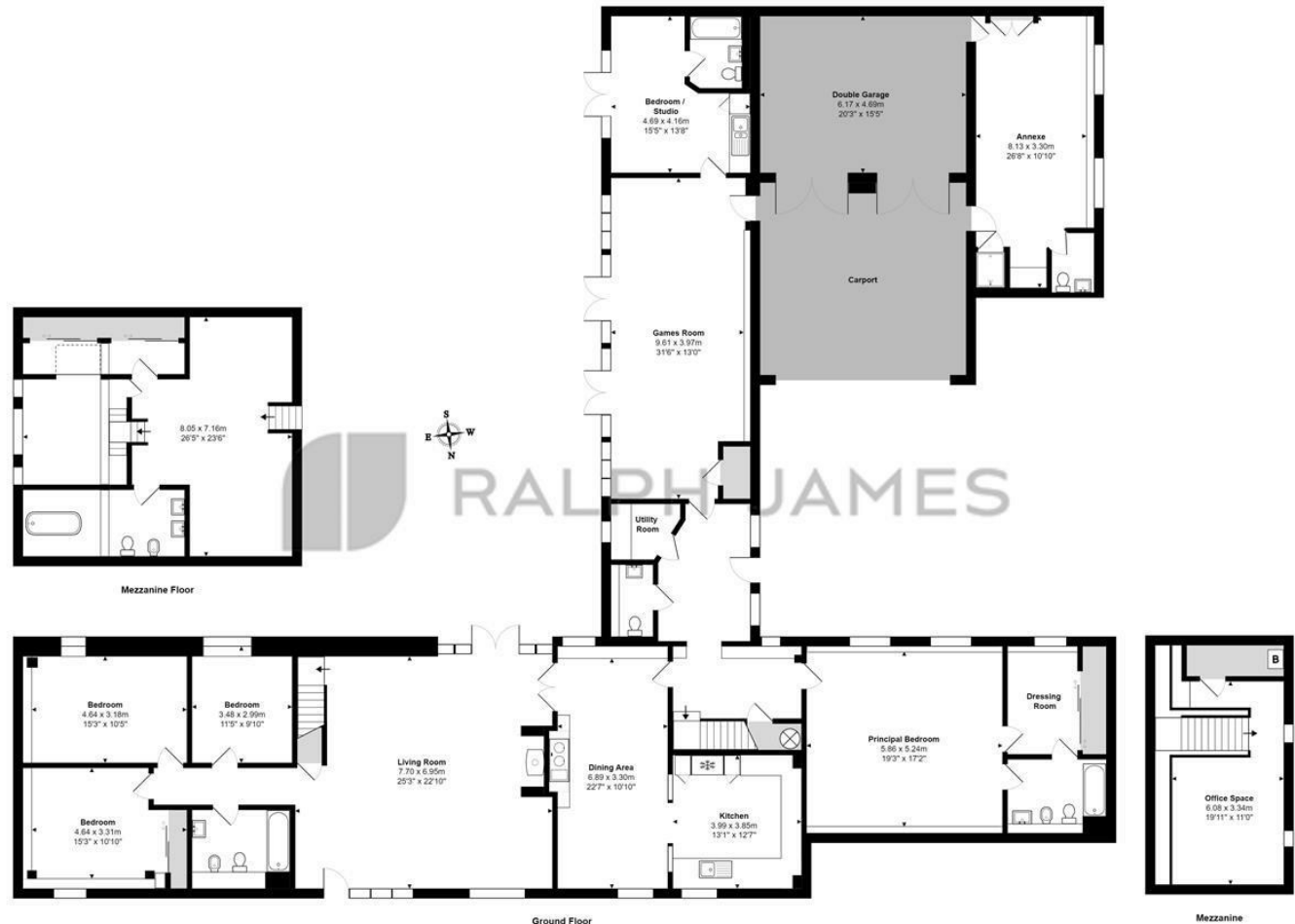
Outside, the feeling of space continues with a double, covered car port, and a double garage and the gardens themselves are spectacular. Not to mention the immediate surroundings, including a beautiful duck pond.





## Need to know

- Unique family home, offering over 4700 sq ft of accommodation
- Idyllic surroundings on the edge of the countryside providing a sense of calm and tranquility
- Flexible layout to suit your needs with up to six bedrooms and four bathrooms, plus two cloakrooms
- Incredible living space with double height, vaulted ceilings and original beams, with mezzanine balcony
- Practical kitchen dining space complete with traditional Aga
- Electric car charging point
- Large family /games room with two sets of double doors leading onto the garden
- Gardens in excess of 0.75 acre, surrounding the property
- Double garage and double car port as well as driveway parking for four or five cars
- Easy drive to Earlswood station 2.5 miles, Redhill station 3.1 miles and Reigate station 2.9 miles



## Interested?

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Hartwood Farm Barns, Slips Hatch Road, Reigate  
Total Area: 440.7 m<sup>2</sup> ... 4744 ft<sup>2</sup> (excluding carport)  
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