



East Fort Cottage, Reigate Hill.

Guide Price **£1,250,000**



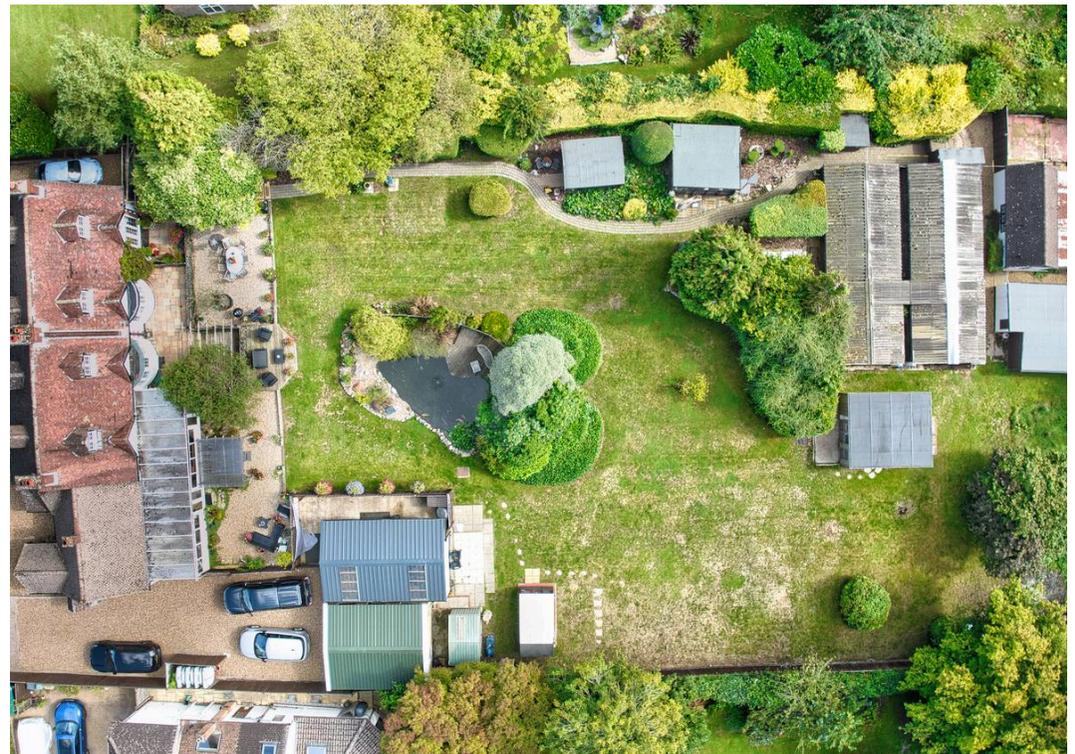
This exceptional four/five bedroom detached family home occupies a truly unique and enviable position on the North Downs Way, offering breathtaking views to both the north and south and providing a rare opportunity to acquire a property steeped in local history. Originally built in 1900 as two bungalows for the fort keeper and caretaker, this home has been thoughtfully extended and reconfigured over the years to offer versatile and spacious accommodation suitable for modern family life. The bespoke oak front door opens into a welcoming and generously proportioned hallway, which gives access to a ground floor shower room with WC. At one end of the property, a large reception room with a striking fireplace and log burner serves as an inviting focal point, enjoying a double aspect with doors leading into the rear garden and stairs rising to the first floor. A further cosy sitting room flows seamlessly into the expansive kitchen diner, which is undoubtedly the heart of the home, featuring an abundance of storage, a substantial central island, and an Aga that provides warmth throughout the winter months while also heating the hot water. Adjacent to the kitchen is an additional reception space, offering the potential to create an impressive open-plan kitchen/sitting/dining area, through to a further smaller reception room at the front, a perfect office or extra bedroom and a large conservatory with two sets of double doors. The remainder of the ground floor is configured as a self-contained annex, complete with its own kitchen, lounge, WC, and bedroom with shower, ideal for multi-generational living or guest accommodation. Upstairs, the four bedrooms are interlinked in the current layout, complemented by a family bathroom and an en-suite. Cancelled at the bottom of the large south facing rear garden are wooden out buildings currently used as a cattery could easily be removed. This will be closed at the point of sale.

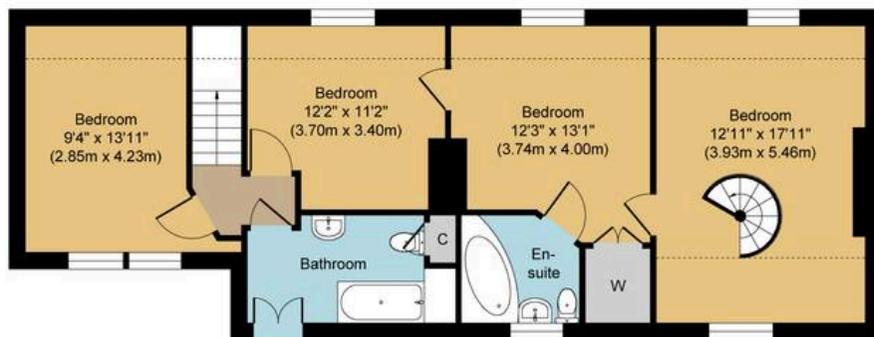
Council Tax band: TBD

Tenure: Freehold

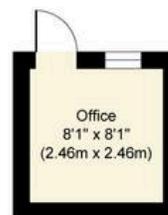
- Stunning Location On The North Downs Way
- Four/Five Bedroom Detached Family Home With An Annex
- Three Reception Rooms And A Conservatory



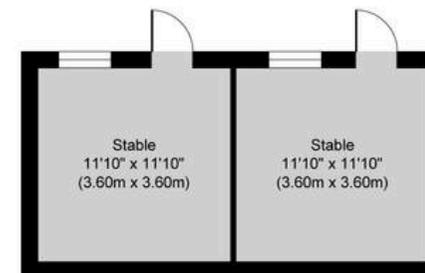




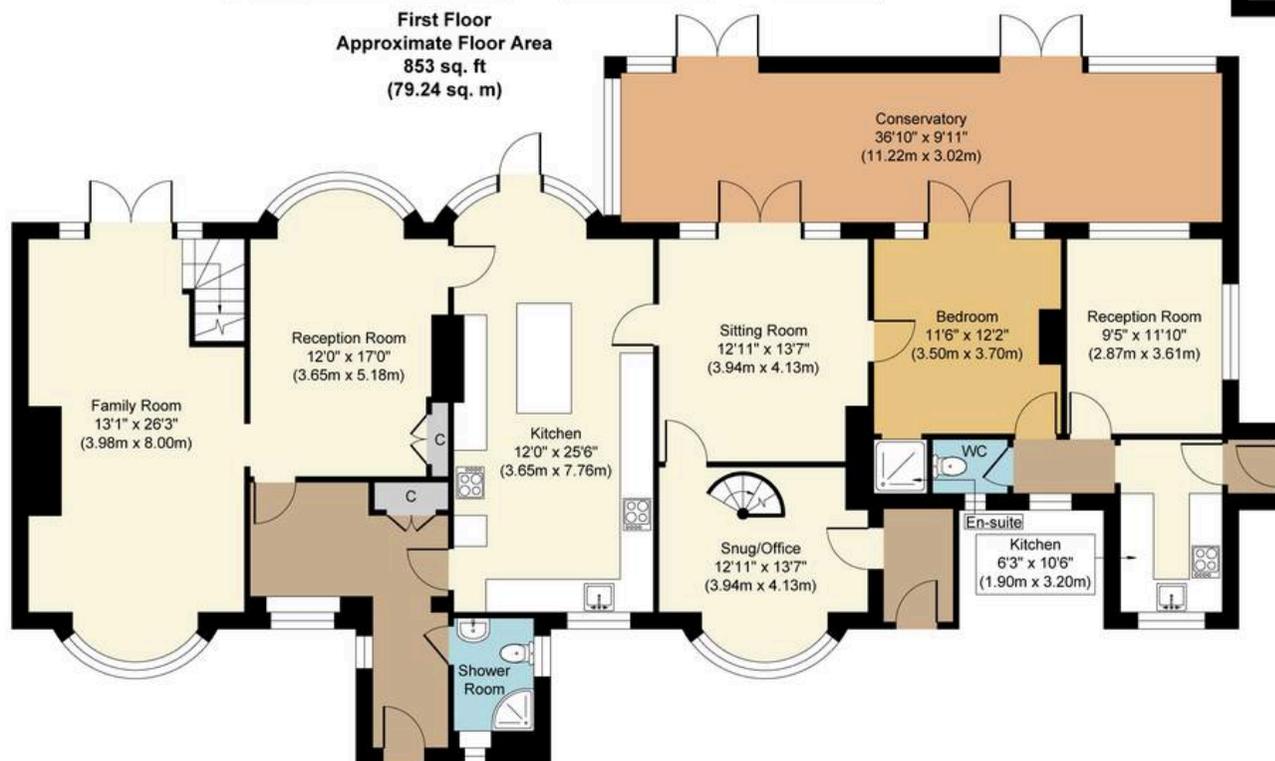
First Floor
Approximate Floor Area
853 sq. ft
(79.24 sq. m)



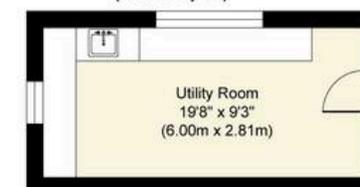
Outbuilding 4
Approximate Floor Area
65 sq. ft
(6.05 sq. m)



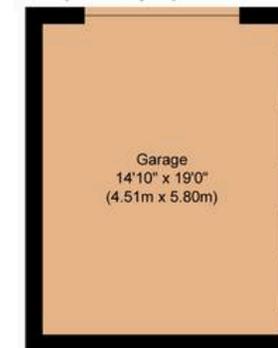
Outbuilding 3
Approximate Floor Area
283 sq. ft
(26.28 sq. m)



Ground Floor
Approximate Floor Area
2058 sq. ft
(191.23 sq. m)



Outbuilding 2
Approximate Floor Area
181 sq. ft
(16.86 sq. m)



Outbuilding 1
Approximate Floor Area
282 sq. ft
(26.16 sq. m)

Reigate Hill, RH2

Approx. Gross Internal Floor Area 3722 sq. ft / 345.82 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

