

# Kennedys'

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Orchard Cottage,  
Rectory Road,  
Mugswell  
CR5 3SY

Welcome to Orchard Cottage; a breathtaking mix of Grade II listed 400 year old cottage and Victorian charm, sitting on a handsome plot of around 3/4 of an Acre consisting of orchards, lawns, outbuildings and more charm than I can possibly put into words; all within one of the most idyllic and quiet locations our patch of the Surrey Hills has to offer.

£1,000,000



- Stunning Detached Cottage
- Sitting on a plot of 3/4 Acre
- South facing grounds comprising mature Orchard, lawns, nature pond and patio
- First time on the market in over 40 years.
- Incredibly quiet rural location

- Half 16th Century, Half Victorian, Grade II listed
- Multiple outbuildings including detached garage, workshop, summerhouse and sheds
- Opportunity to procure further 3 Acres subject to separate negotiation
- 3 Bedrooms
- No onward chain



# PROPERTY DESCRIPTION

The oldest parts of the building date back to 1591, and possess all of the rustic charm you would expect. The dining room is a generous size, with the centrepiece undoubtedly being the original 16th Century inglenook fireplace and intricate cottage windows. Terracotta flooring runs throughout the dining room, into the hallway and through into the kitchen. The kitchen is neat and tidy, with an incredible outlook onto the orchard through the window and ample opportunity to update / upgrade the space. The reception room is light with generous proportions both in room size and ceiling height, with key features including exposed brick open fireplace and dual aspect views over the garden. In the Victorian section of the house, a breakfast room naturally flooded with light sits astride a utility space and w/c, as well as an office space. Upstairs you will find three bedrooms, the main of which is a good sized double with built in wardrobes and dual aspect windows overlooking the grounds. Two other bedrooms include one double and a single, with a well presented family bathroom. It's worth noting that the loft is really rather spacious, accessed via a permanent ladder and clear loft hatch to allow in natural light, there could be potential to convert in future (STPP). The real value in Orchard Cottage lies in a combination of what it is, and what it could be, with a thousand possibilities for extension and expansion (STPP) making this a really rather exciting opportunity.

The grounds are what makes Orchard Cottage shine, the moment you pull into the drive you get a distinct feeling that it is by no means your every-day cottage. On the eastern flank of the plot lies a mature orchard, along with a double garage, detached workshop, and picture perfect well. The southern front is mostly laid to lawn, beyond which is a 3 Acre paddock which could be purchased in conjunction with Orchard Cottage under separate negotiations. A well kept nature pond and yet more lawns lie to the west of the cottage, which wraps around to meet the drive at the front.









# PROPERTY DESCRIPTION

Whilst the grounds and house itself are extraordinary, the impact of where the cottage is situated should not be understated. In my experience it is not uncommon for half an hour to pass without a single car passing by, and your surroundings are nothing but rural bliss and green countryside providing nature's soundtrack of birdsong. The infamous Wellhouse Inn is only a short walk through paddocks via a public footpath, and privacy is paramount.



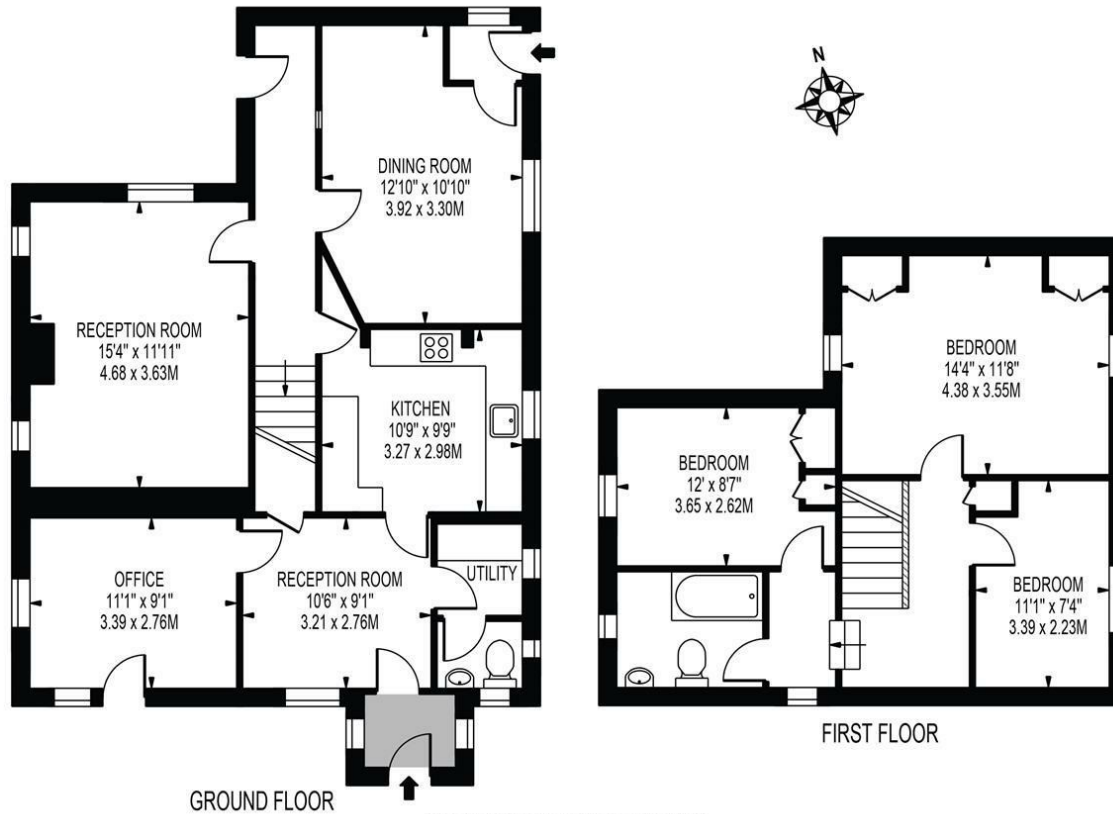
Mugswell is a small, picturesque hamlet on the North Downs in the Reigate and Banstead borough of Surrey, centred around the historic 16th-century Well House Inn and St Margaret's Well, from which the settlement takes its name. It sits within easy reach of the well-served villages of Chipstead, Kingswood and Woodmansterne, as well as the larger towns of Banstead, Reigate and Coulsdon, all of which offer a good range of shops, restaurants and everyday amenities, with Reigate in particular providing a wider choice of high street retailers and leisure facilities. The surrounding countryside is characterised by rolling downland, woodland and golf courses, including Kingswood Golf and Country Club, making it a popular spot for walking and outdoor pursuits, while excellent road links via the A217 and nearby M25 give swift access to London and the wider Surrey commuter network, supplemented by mainline rail services from Coulsdon South, Chipstead and Kingswood stations into central London. Families are well catered for with a good choice of local primary schools, including Kingswood Primary School, Chipstead Valley Primary and Woodmansterne Primary, alongside a strong selection of state and independent secondary schools in Reigate, Banstead and the wider area, making Mugswell and its surrounding villages a sought-after and well-connected place to live within the Surrey Hills.



This is the first time an orchard cottage has come to the market in over 40 years; so to call this a rare opportunity is probably an understatement. For more information, or to arrange a viewing, please don't hesitate to get in touch.

# ORCHARD COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1354 SQ FT - 125.82 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Orchard Cottage, Rectory Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING:

COUNCIL:

TAX BAND:

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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