



**Price**

**£850,000**

**Freehold**

4x  2x  3x 

**Cotland Acres,  
Meadvale, Surrey, RH1**

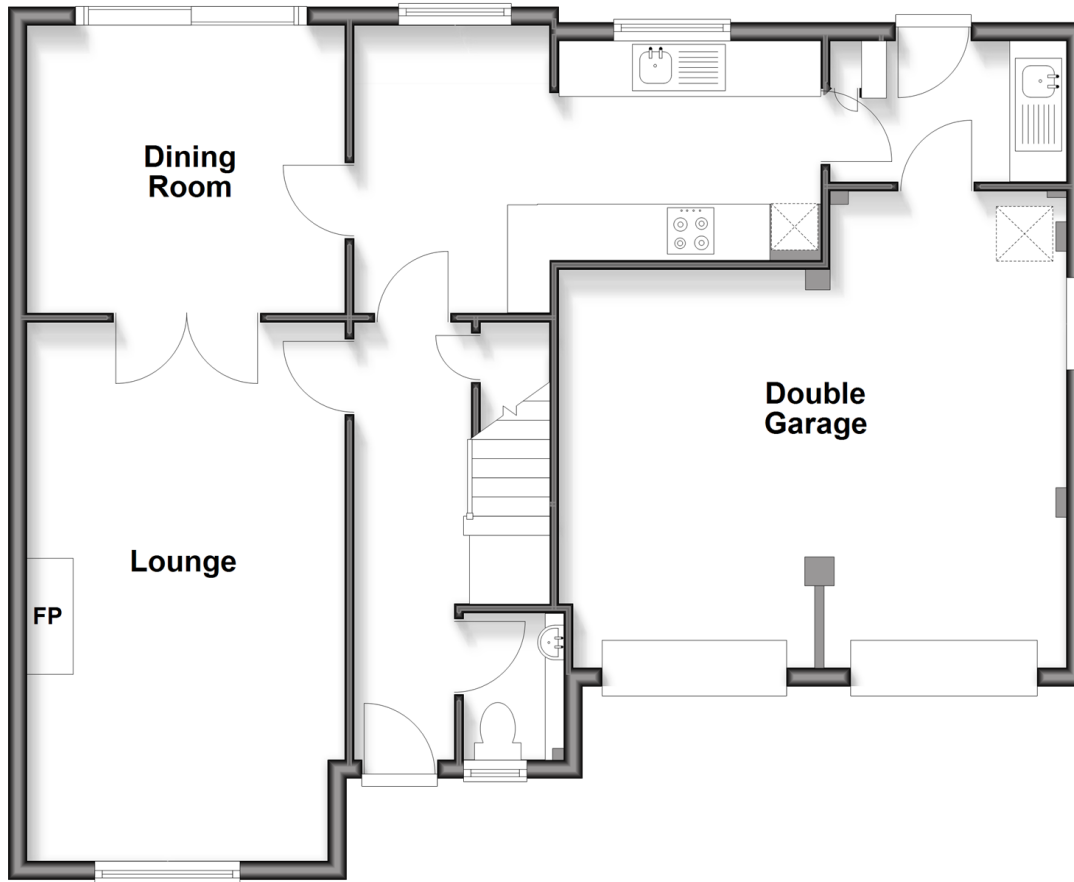
**OVER 60?**

Secure this property  
for up to **59% less!**

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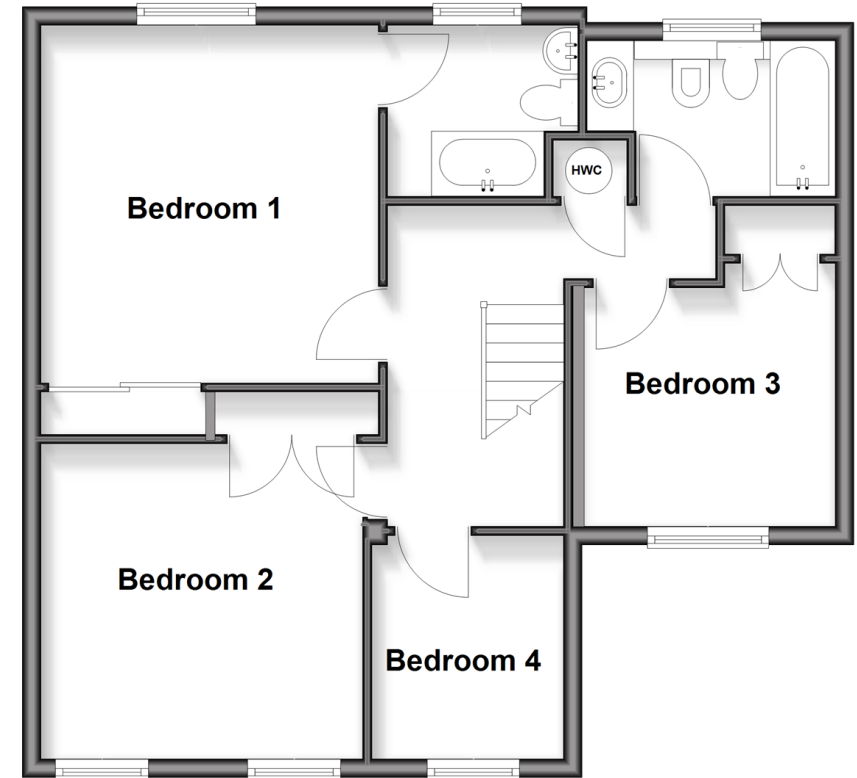
## Ground Floor

Approx. 86.2 sq. metres (928.2 sq. feet)



## First Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 19'1 x 11'3 (5.82m x 3.43m)  
Dining Room: 11'3 x 10'2 (3.43m x 3.10m)  
Kitchen/Breakfast Room: 16'6 x 7'9 (5.03m x 2.36m)  
Double Garage: 18'0 x 17'11 (5.49m x 5.46m)  
Utility Room  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 12'8 x 11'11 (3.86m x 3.63m)  
En Suite Bathroom  
Bedroom 2: 11'4 x 11'2 (3.46m x 3.41m)  
Bedroom 3: 11'7 x 8'10 (3.53m x 2.69m)  
Bedroom 4: 8'11 x 7'4 (2.72m x 2.24m)  
Bathroom

### OUTSIDE

Driveway  
Front Garden  
Rear Garden  
Carport



## Main features

- Detached family home in a highly sought-after location
- Double garage complemented by generous driveway parking
- Bright and inviting living area featuring a charming fireplace
- Dining area with patio doors offering seamless access to the rear garden



### Nearest Schools

Primary Schools: St John's Primary 0.2 miles, Brambletye Junior School 0.9 miles, St Joseph's Catholic Primary, Redhill 1.0 miles  
Secondary Schools: Dunottar Day School for Girls 0.2 miles, Reigate 0.4 miles, Reigate Grammar 0.7 miles



### Transport Information

Train Stations: Earlswood 0.9 miles, Redhill 1.4 miles, Reigate 2.0 miles



### Address

Cotland Acres, Meadvale, Surrey, RH1



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:

23411455/20260228/JE/JB2