



Converted coach house in an idyllic setting

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**Upper Gatton
Reigate
RH2**

Banstead Village 4 miles
London 17 miles
M23/M25 3 miles
London by rail 45 minutes from Chipstead
All times and distances are approximate

This exceptional period country house enjoys rural tranquillity on the North Downs whilst offering remarkable accessibility, being just 17 miles to the south of London.

Set in grounds of an acre, this elegant home with later additions and now lovingly restored to provide a substantial family home of just over 3,000 sq ft. This property has no onward chain.

Price £1.4 million

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000

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- Hallway ■ Study ■ Sitting room ■ Downstairs shower room
- Utility ■ Kitchen - breakfast room
- Four bedrooms ■ Three en-suites ■ Studio
- Stables ■ Paddock
- Off-street parking



Accessed via electric gates and approached along a sweeping shingle driveway, September Cottage is revealed — a truly exceptional family home blending authentic period charm with contemporary refinement. Lovingly restored and sympathetically refurbished, the property retains many of its original features while incorporating modern luxuries throughout. Set within naturally secluded grounds with far-reaching views over rolling countryside, the home offers both privacy and an enchanting setting.

At the heart of the property is a spacious sitting room with a vaulted ceiling and wood-burning stove, creating a warm and welcoming atmosphere. The layout is thoughtfully designed to offer versatility, with ample space for working from home. A bespoke converted barn provides the ideal space for a home office, guest accommodation, or annexe, while a stable block and tack room offer excellent facilities for equestrian interests. This is a rare opportunity to acquire a home of such character and quality, combining country living with modern comfort.

An internal viewing is highly recommended to truly appreciate the setting, craftsmanship, and lifestyle this outstanding home has to offer.

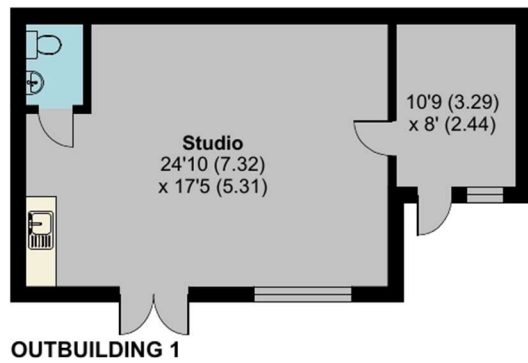


Although the property has rural seclusion, this location is particularly well connected being within a few minutes' drive of the M23/M25 intersection, bringing both Gatwick and Heathrow airports and the coastal ports within easy reach.

Chipstead retains an unspoilt village charm with its Norman church, village pond and local pubs as well as abundant open countryside for riding, walks and cycling. Just under 3 miles away, Coulsdon South Station has fast rail services into the city - London Bridge and Victoria in around 25 minutes and the Gatwick express service from nearby Merstham.

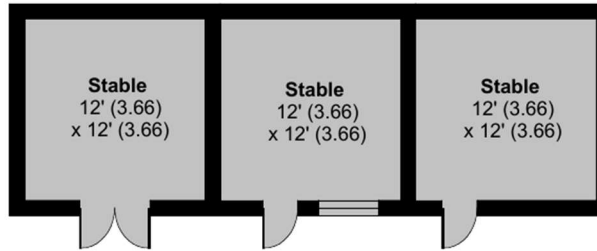
Reigate, Coulsdon and Banstead Village are nearby giving a diverse choice of local shopping and the area has a choice of excellent schooling such as Whitgift, Epsom College, Royal Alexandra and Albert, Reigate and Caterham Grammar.



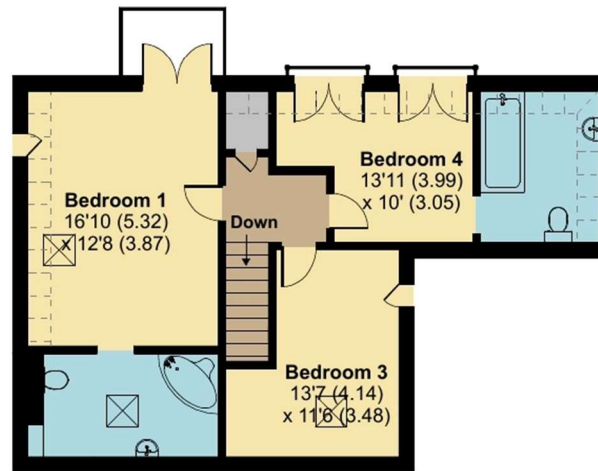
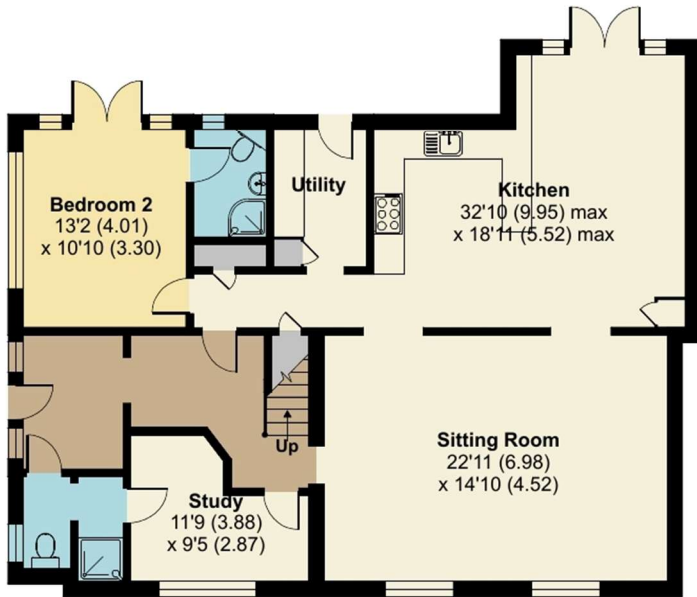


TOTAL FLOOR AREA

3,043 SQ FT / 282.6 SQ M



OUTBUILDING 2



FIRST FLOOR

The many features of this fine home include:

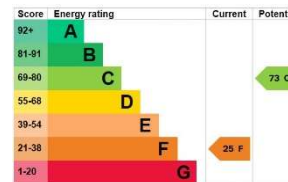
- Four generous bedrooms
- Far-reaching views over rolling countryside
- Equestrian facilities with two stables and tack room
- No onward chain
- Converted coach house studio, ideal for home office, gym or guest accommodation
- Set in commanding position overlooking to paddock and field beyond
- A wealth of original features throughout



Tenure: Freehold
 Local Authority:
 Reigate and Banstead Borough Council
 Council Tax Band: G
 FFTC Broadband
 All mains services

To the best of our knowledge on production of this brochure

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