



Key Features

- Detached 4 bedroom period house
- Annex - with Bedroom/Kitchenette/Living Area & Shower
- Indoor Swimming Pool
- 2 Stables 2 paddocks (6.8 acres & 4.3 acres approx)
- All weather tennis court
- Gym. Home Office/Studio
- Garden Store & Workshop
- Conservatory
- Almost 15 acres in total, gardens, sun terrace, paddocks & orchard
- Electronic gate, long sweeping driveway

Some homes are simply houses. The Coach House is something else entirely.

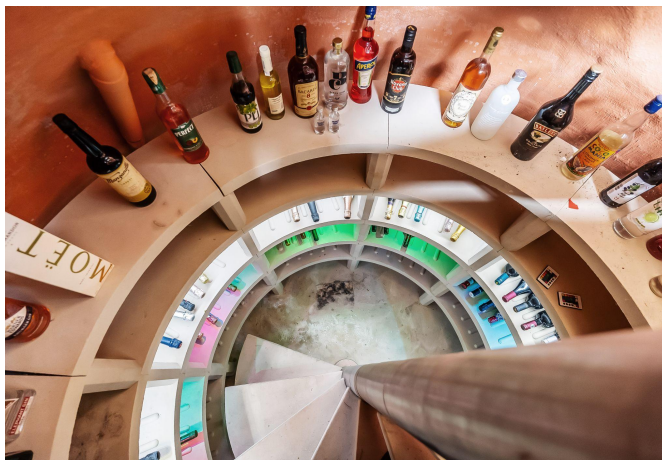
Set behind electronic gates on almost fifteen acres of unspoilt English countryside, this is a place where life unfolds with extraordinary ease and beauty. A sweeping driveway builds the sense of arrival, past established gardens, sweeping lawns, and an orchard alive with the seasons, before delivering you to a fine period family home of genuine distinction, where every room looks out over grounds that reward the eye at every turn.

Inside, period character meets every modern comfort. The kitchen and family room is the undisputed heart of the home: granite work surfaces, integrated appliances, bi-folding doors opening onto the sun terrace, and a spiral staircase descending to a wine cellar below. A conservatory frames the garden like a living canvas, while three further reception rooms, including a charming sitting room and a double-aspect study, offer space to entertain, retreat, and gather. Four bedrooms and two bathrooms complete the main house, alongside a self-contained annexe providing independent accommodation for guests or family.

Beyond the house, almost fifteen acres unfold with quiet confidence. Manicured gardens give way to an orchard and two substantial paddocks extending to over eleven acres, enjoying wonderfully unspoilt rural views. For the sporting enthusiast, there is an indoor heated swimming pool with sauna, an all-weather tennis court, and a gymnasium. Horse enthusiasts will appreciate the twin stabling, while further outbuildings, a detached home office and studio, workshop, garden store, and substantial garaging ensure that every practical need is met with the same effortless generosity that defines the whole estate.

The Coach House does not simply accommodate a lifestyle. It defines one.



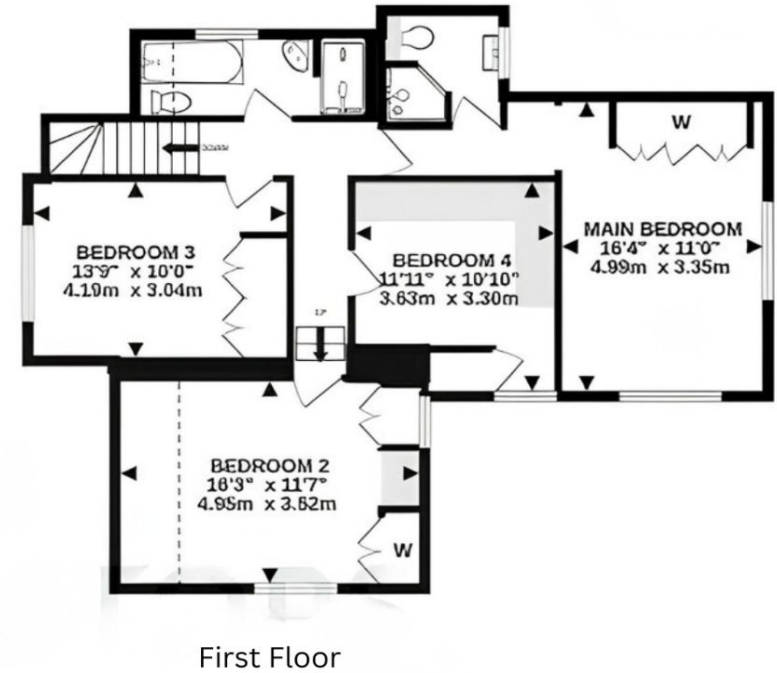
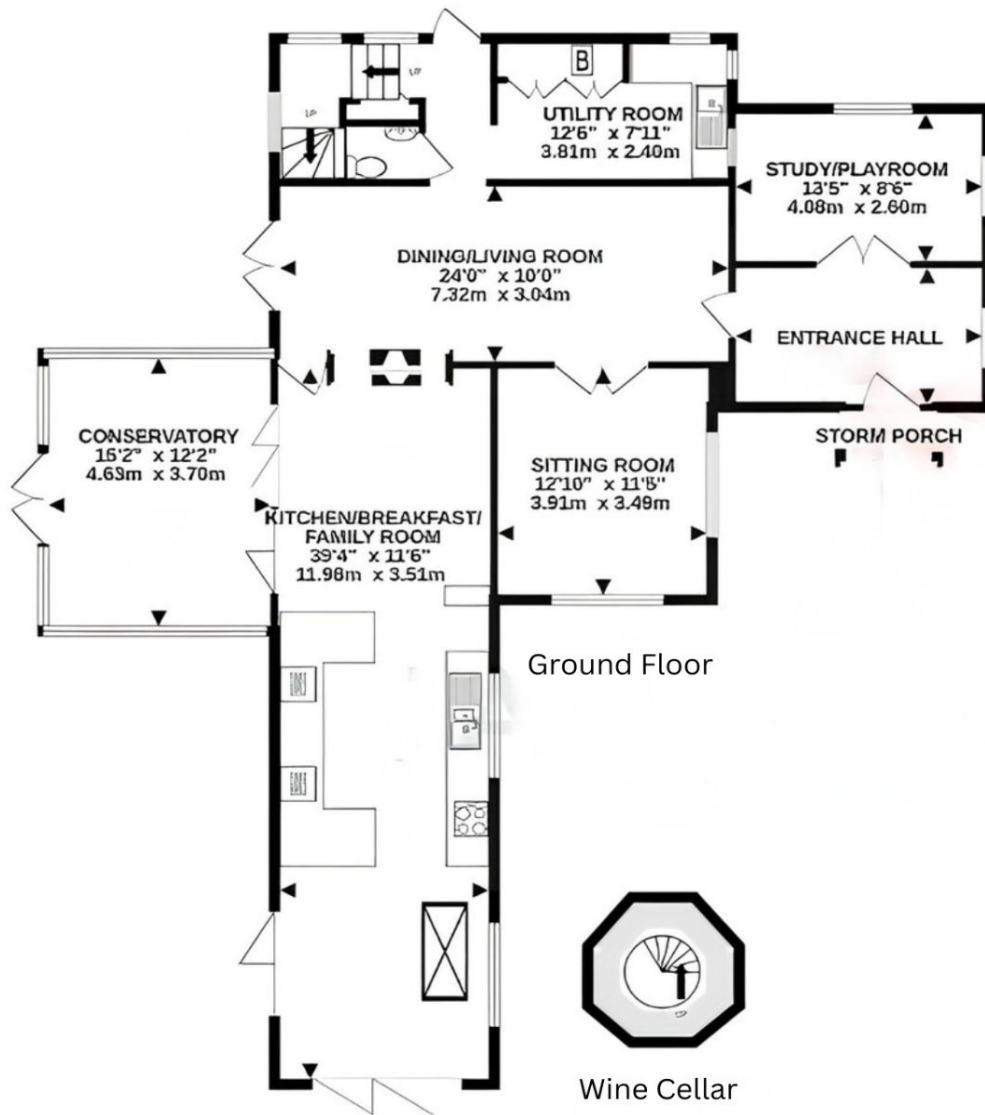




Nestled in the heart of the Surrey Hills, Leigh is a quintessentially English village that balances rural charm with everyday convenience. Leigh enjoys excellent connectivity to the surrounding towns of Reigate and Dorking, both within easy reach by, offering a full range of shops, restaurants, and mainline rail services to London. Gatwick airport is also conveniently accessible, typically within a 20 minute drive. The surrounding countryside makes Leigh particularly well-suited to equestrians, named bridleways include Beggars House Lane and the beautiful Hammonds Copse provide wonderful hacking directly from the doorstep, whilst the wider network connects riders across Reigate Heath, through Buckland and beyond. For those with competitive ambitions, the area is superbly positioned. Littleton Manor Equestrian Centre (LMEQ), just outside Reigate, offers some of the finest training facilities in the South of England and hosts a number of competitions throughout the year. Further afield, Pyecombe Equestrian Centre, Hickstead among a few all easily accessible by horsebox. The village it's also ideal for walkers, cyclists and those simply seeking the pleasures of the outdoors.



The Coach House, Smalls Hill Road, Leigh, RH2 8QA



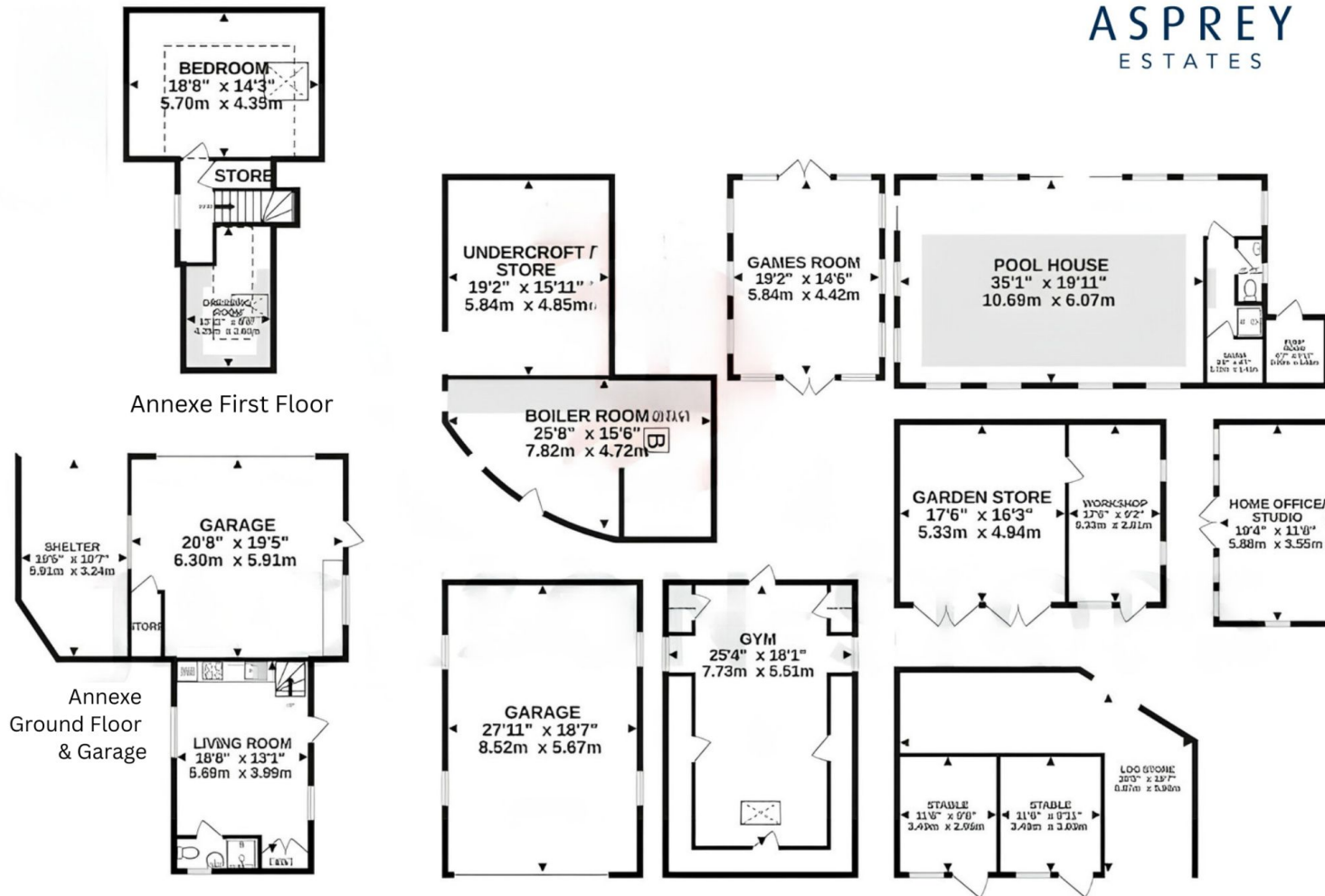

ASPREY
ESTATES

Total Floor Area: 2338 sq. ft (217.2 sq.m) approx
Measurements are approximate. Not to scale. illustrative purposes only
Made with Metropix 2023

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ASPREY
ESTATES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.
Viewings strictly via the vendors agents on 01737 832845.



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