



**Guide Price**

**£995,000**

**Freehold**

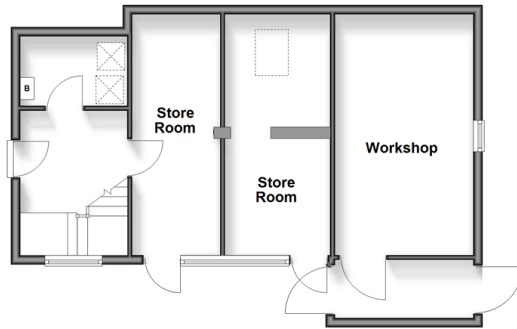
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**Laglands Close, Reigate,  
Surrey, RH2**

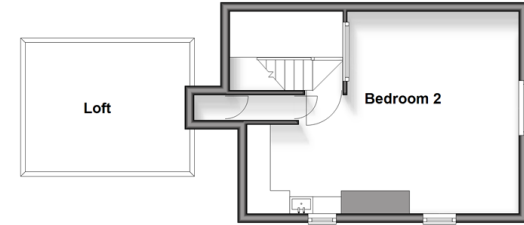


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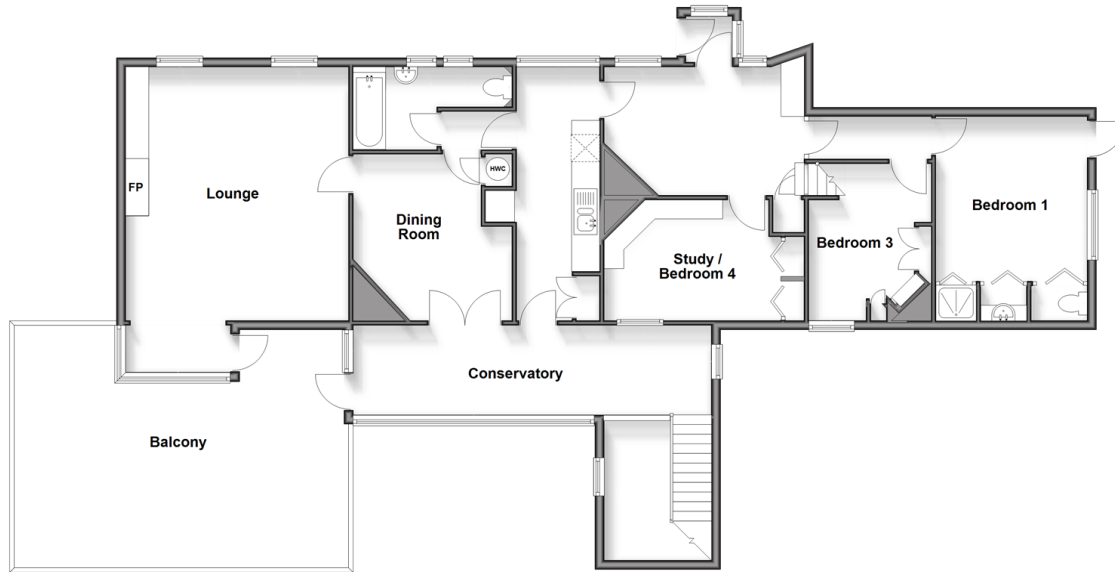
**Ground Floor**  
Approx. 54.1 sq. metres (582.8 sq. feet)



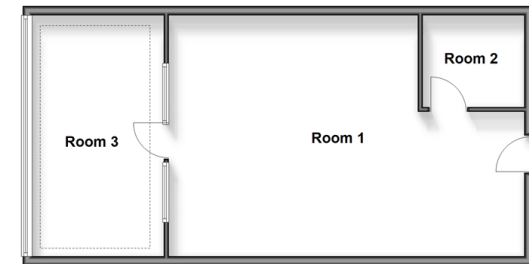
**First Floor**  
Approx. 27.3 sq. metres (294.2 sq. feet)



**Ground and Upper Ground Floor**  
Approx. 127.2 sq. metres (1369.0 sq. feet)



**Outbuilding**  
Approx. 55.7 sq. metres (599.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 10'5 x 7'8 (3.18m x 2.34m)  
 Utility: 7'5 x 5'0 (2.26m x 1.53m)  
 Store Room 1: 17'1 x 7'0 (5.21m x 2.14m)  
 Store Room 2: 17'1 x 7'0 (5.21m x 2.14m)  
 Workshop: 17'1 x 9'6 (5.21m x 2.90m)

### GROUND & UPPER GROUND FLOOR

Landing  
 Conservatory: 27'0 x 19'9 (8.24m x 6.02m)  
 Kitchen: 18'0 x 5'9 (5.49m x 1.75m)  
 Bathroom: 11'2 maximum x 5'9 maximum (3.41m x 1.75m)  
 Dining Room: 11'7 x 11'4 (3.53m x 3.46m)  
 Lounge: 22'9 maximum x 15'7 (6.94m x 4.75m)  
 Balcony: 19'0 x 14'0 (5.80m x 4.27m)  
 Inner Hall: 14'2 x 9'2 (4.32m x 2.80m)  
 Rear Porch  
 Study/Bedroom 4: 11'8 x 8'3 (3.56m x 2.52m)

Bedroom 2: 11'5 maximum x 8'7 maximum (3.48m x 2.62m)  
 Bedroom 1: 11'8 x 10'6 (3.56m x 3.20m)  
 En-suite Shower : 10'6 x 3'0 (3.20m x 0.92m)

### FIRST FLOOR

Landing  
 Bedroom 3: 17'5 maximum x 14'7 maximum (5.31m x 4.45m)

### OUTBUILDING

Room 1: 25'1 maximum x 17'3 maximum (7.65m x 5.26m)  
 Room 2: 7'2 x 6'7 (2.19m x 2.01m)  
 Room 3: 17'3 x 9'4 (5.26m x 2.85m)

### OUTSIDE

Front/Side & Rear Garden  
 Driveway for 2 Cars  
 Double Garage



## Main features

- A superb opportunity to acquire a piece of Reigate history. Part of Laglands Farm Estate by George Simpson in 1864
- Spacious accommodation arranged over 3 floors
- Many original features including fireplaces etc
- 0.4965 acre grounds, double garage, outbuilding, large shed/store
- Potential for full refurbishment/reconfiguration
- Easy access to town centre & train station

## Nearest Schools

Primary Schools: Holmesdale Community Infant School 0.4 miles, Wray Common Primary 0.5 miles, St Joseph's Catholic Primary, Redhill 0.8 miles  
Secondary Schools: Reigate Grammar School 0.7 miles, St Bede's School 0.8 miles, Dunottar School 1.1 miles

## Transport Information

Train Stations: Reigate 0.5 miles, Redhill 1.2 miles, Earlswood 1.6 miles

## Address

Laglands Close, Reigate, Surrey, RH2

## Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



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