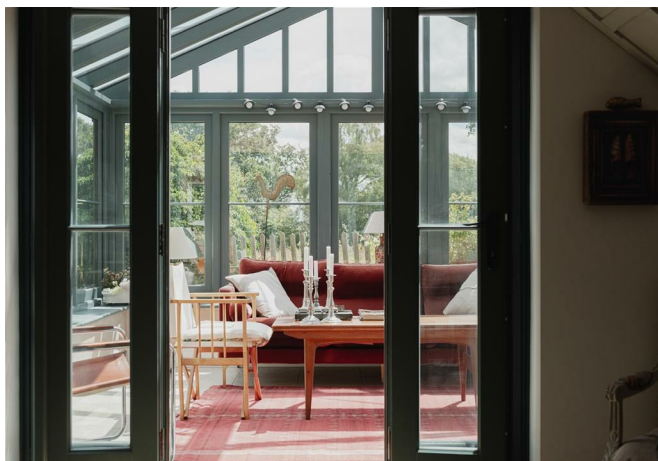




Duxhurst Lane, Reigate

Guide Price £1,000,000





“

This delightful character home is the epitome of country living, with the convenience of being only 10 minutes from Reigate town centre. Surrounded by open countryside, there is a real sense of space and calm, it is sure to be love at first sight!

”



This unique character home is located in an idyllic semi rural location, surrounded by fields, tucked away on a private lane, but also less than 10 minutes to Reigate.

This individual home was built by the previous owners, using reclaimed materials and the character really shines through. Over the past 12 years, it has been beautifully and sympathetically updated, adding an elegant and stylish feel to it. The bespoke, handmade kitchen has been finished with stunning granite worksurfaces and top of the range appliances.

The rest of the ground floor flows together seamlessly, with charming views from every window. The addition of the log burner in the living room creates a cosy ambience and the stunning David Salisbury conservatory is finished in a striking teal colour, that has been matched to the remainder of the exterior woodwork.

The spacious bedrooms both have views to the garden and fields behind. The galleried landing creates an ideal study area and the updated bathroom provides a touch of luxury.

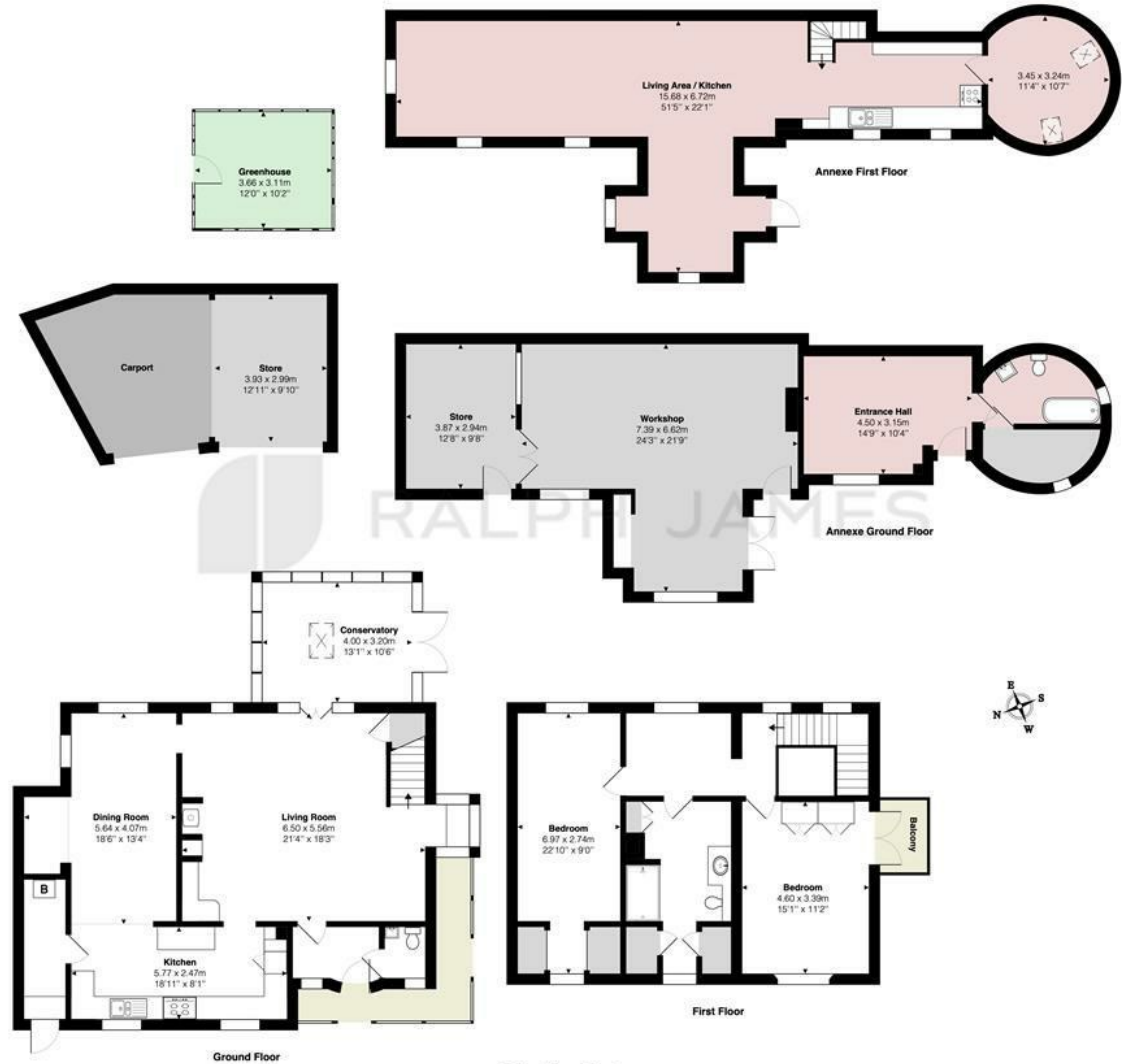
One of the most unique features can be found in the annex and the grounds. Although requiring refurbishment and a new boiler, the annex could be ideal for long term guests - over 2 floors, with its own bathroom and kitchen it is completely self contained. There is also a large workshop on the ground floor and a potting shed.

The garden is a triumph. The Victorian style greenhouse encases a grape vine and there is plenty of space for vegetable beds alongside the fruit trees. at the end of the garden you will find a gate to the wooded area which attracts plenty of wildlife.



Need to know

- Stunning character home, tucked away with views over surrounding countryside but only 10 minutes to Reigate
- Beautifully finished to a high standard throughout with calming neutral decor
- Large lounge with log burner and bay window seat overlooking the garden
- Gorgeous, David Salisbury conservatory with peaceful outlook over the fields
- Bespoke, hand made kitchen with top of the range appliances and granite work surfaces
- Separate annex with living space, kitchen, bedroom and bathroom - in need of refurbishment
- Large workshop, potting shed, car port and storage shed
- Delightful gardens in excess of 0.5 acres, with Victorian style greenhouse, fruit trees and vegetable beds
- Separate wooded copse at the rear of the garden with duck house
- Approximately 10 minute drive to Horley train station and Reigate town centre



Interested?

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Duxhurst Lane, Reigate

Total Area: 339.2 m² ... 3651 ft² (excluding balcony)
Main House Total Area: 161.8 m² ... 1742 ft²
Annexe Total Area: 87.8 m² ... 945 ft²
Workshop and Store Total Area: 49.5 m² ... 533 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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