



barnardmarcus

**Lavender Bunce Common Road, Leigh Reigate RH2 8NS**



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## **Lavender Bunce Common Road, Leigh Reigate**

Located in a country lane on the outskirts of Leigh village is this 18th-century period bungalow on a large plot.

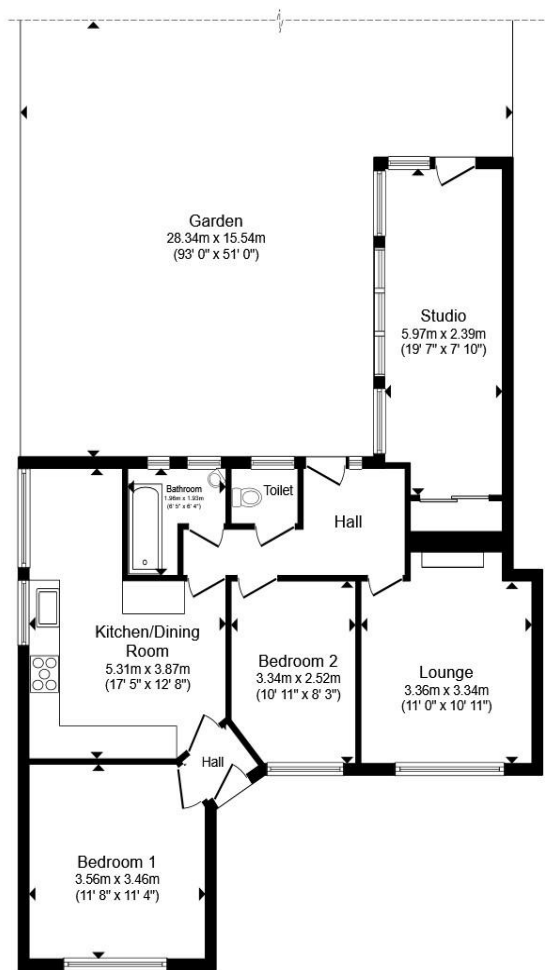
With a healthy frontage, you are set back from the main road, with parking and a large detached garage.

To the rear, you have a large lawned garden with a kitchen garden overlooking fields, currently used for horses.

Inside the property, you have two large, well-proportioned bedrooms, a spacious kitchen/breakfast room, a family bathroom, a beautiful beamed lounge with an inglenook-style fireplace, and a rear studio currently used for art but which would make a great playroom or office.

The property is advertised as cash buyers only, as it has had two extensions in the last 50 years (over the 4-year statutory period) without planning or building regulations. Therefore, there may be issues in passing a mortgage survey and legal checks. Once the property has had aesthetic works and been brought up to current building regulations, there is no reason why this would be an ongoing limitation.





Total floor area 77.6 m<sup>2</sup> (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Lavender Bunce Common Road, Leigh Reigate

- Two-bedroom character bungalow set in a beautiful semi-rural location
- Lounge with inglenook style fireplace
- Rear Studio, ideal for office space
- Large front and rear gardens backing onto countryside.
- Garage + Off-road parking for several vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£600,000



**view this property online** [barnardmarcus.co.uk/Property/RDH103856](https://www.barnardmarcus.co.uk/Property/RDH103856)



Property Ref:  
RDH103856 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



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