



1 The Clears, Reigate

Guide Price £875,000



1 The Clears

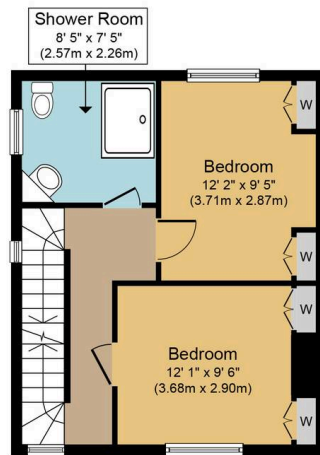
Set in a beautiful semi-rural private road location, this unique property comes with a field of 2/3rds of an acre, with outstanding views across countryside to Colley Hill but still close enough to walk to the town centre and station and with immediate access to footpaths towards the North Downs and Reigate Heath. The semi-detached Edwardian cottage is presented in good order on three floors. On the top floor is the principal double bedroom with views north to the hills, while on the first floor are two further double bedrooms and a family bathroom. On the ground floor, rooms include an open-plan sitting/dining room, a cloakroom and a kitchen/breakfast room. Outside, to the front is a lovely garden with plenty of off-street parking and a car port. To the rear is an 80' garden leading to the field with its pond and orchard, all of which look across fields with views to Colley Hill.

Council Tax band: D

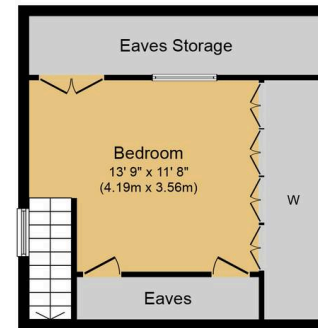
Tenure: Freehold



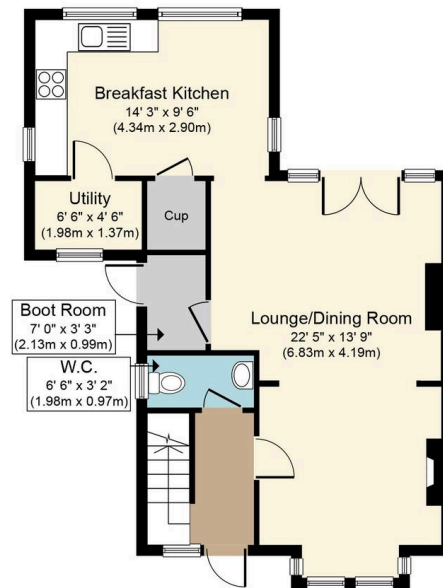




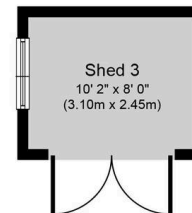
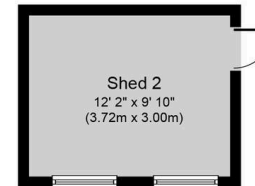
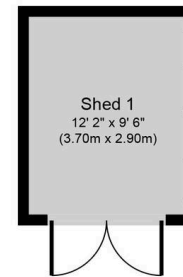
First Floor
Approximate Floor Area
376 sq. ft.
(35.0 sq. m.)



Second Floor
Approximate Floor Area
312 sq. ft.
(29.0 sq. m.)



Ground Floor
Approximate Floor Area
559 sq. ft.
(52.0 sq. m.)



Outbuilding
Approximate Floor Area
312 sq. ft.
(29.0 sq. m.)



The Clears, RH2

Approx. Gross Internal Total Floor Area 1249 sq. ft. (116.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

