



woodlands

HEATHCROFT REIGATE HEATH, REIGATE, SURREY, RH2 8RL
GUIDE PRICE £750,000
FREEHOLD

***** WONDERFUL COTTAGE SITUATED IN ONE OF REIGATE'S MOST DESIREABLE LOCATIONS WITH STUNNING VIEWS *****

Heathcroft is a two bedroom cottage that is bursting with character, and is situated in a truly beautiful location on the edge of Reigate Heath golf course, and just along from the Skimmington Castle country pub.

Through the front door you have an entrance hall with stairs rising to the first floor, there is a lounge with an open fireplace, a separate dining room, a dual aspect country kitchen which has a stable door and stunning views to Reigate Hill. You have a bathroom on the ground floor, as well as an additional reception room that has been used as a third bedroom in the past. On the first floor there is a landing and two double bedrooms both of which are dual aspect and have fitted storage as well as great views.

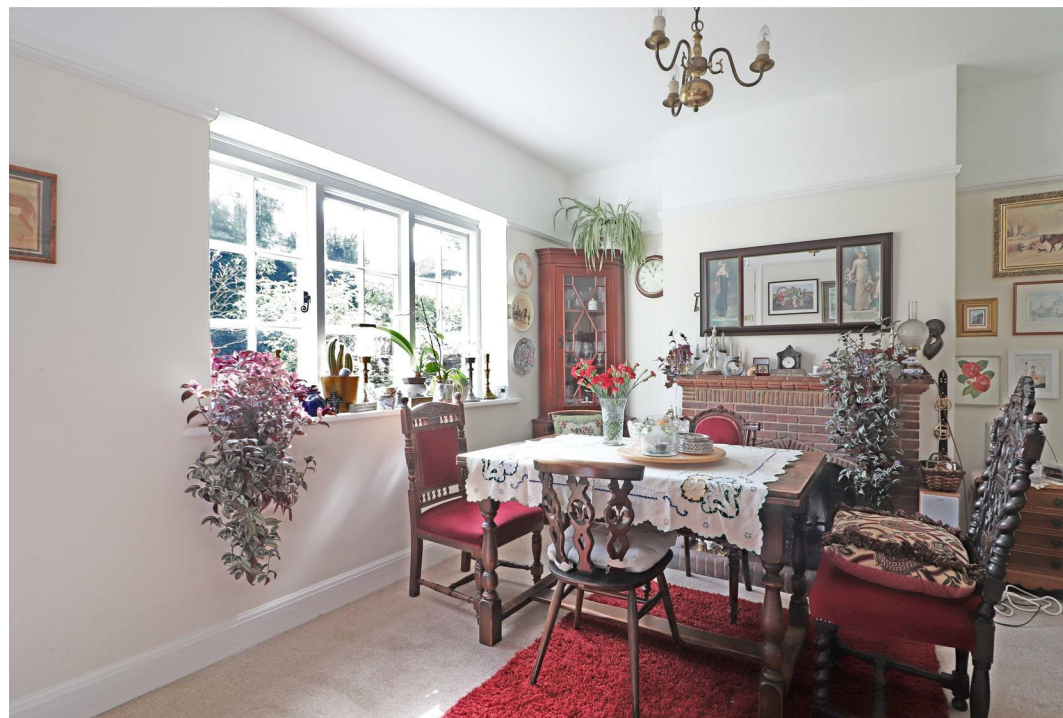
Outside you have an extensive garden plot to the front, side and rear with a mix of walled, fenced and hedged boundaries. The front garden has a timber shed and multiple seating areas, at the rear is a secluded tiered garden which is laid to lawn. To the side is a courtyard with stunning views across Reigate Heath and on to Reigate Hill.

There is off road parking and a detached single garage to the front, where you have a gate opening to the front garden which in turn leads up to the cottage itself.

Surrounding the house is Reigate Heath which is a picturesque and highly desirable location with a wonderful local pub called the Skimmington Castle, a golf course nearby and the historic market town of Reigate less than a mile away where you will find a range of boutique shops, restaurants and bars.

DIRECTIONS : From Reigate follow the A25 to the west for half a mile and turn left onto Flanchford Road, proceed along the road for half a mile and turn left onto Bonnys Road. At the fork in the road bear right and the cottage is on the right hand side.

- **STUNNING LOCATION**
- **TWO RECEPTION ROOMS**
- **STUDY/BEDROOM THREE**
- **GARAGE AND PARKING**
- **COUNCIL TAX BAND: E**
- **COUNTRY VIEWS**
- **KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **EXTENSIVE GARDENS**
- **EPC RATING: E**





ROOM DIMENSIONS:

ENTRANCE HALL

9'3 x 7'10 (2.82m x 2.39m)

LOUNGE

11'11 x 10'10 (3.63m x 3.30m)

DINING ROOM

12'9 x 10'11 (3.89m x 3.33m)

KITCHEN

10'10 x 7'0 (3.30m x 2.13m)

BATHROOM

7'0 x 6'0 (2.13m x 1.83m)

STUDY/BEDROOM THREE

11'11 x 8'10 (3.63m x 2.69m)

FIRST FLOOR

BEDROOM ONE

14'0 x 13'1 (4.27m x 3.99m)

BEDROOM TWO

13'2 x 12'1 (4.01m x 3.68m)

GAS CENTRAL HEATING

SINGLE & DOUBLE GLAZED WINDOWS

70FT X 30FT FRONT GARDEN

65FT X 40FT REAR GARDEN

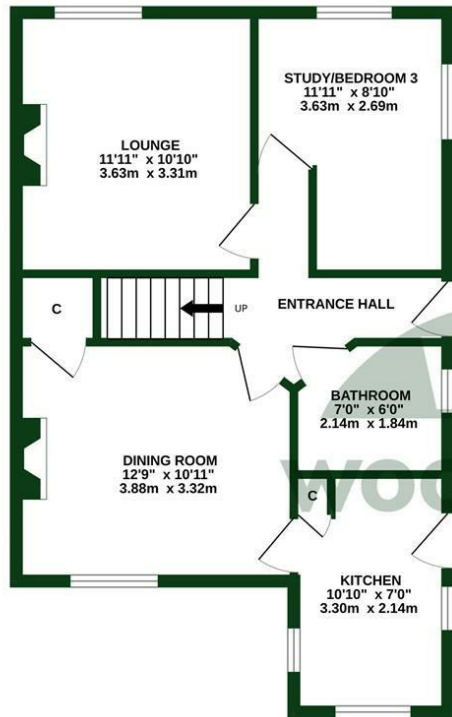
PARKING FOR ONE CAR

DETACHED GARAGE

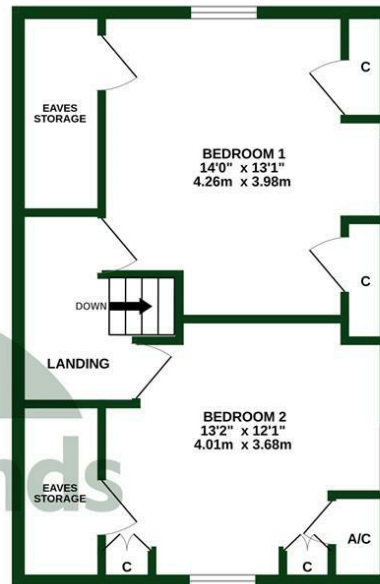
15'7 x 8'2 (4.75m x 2.49m)



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROTECTED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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