



**Guide Price**  
**£1,500,000**  
**Freehold**

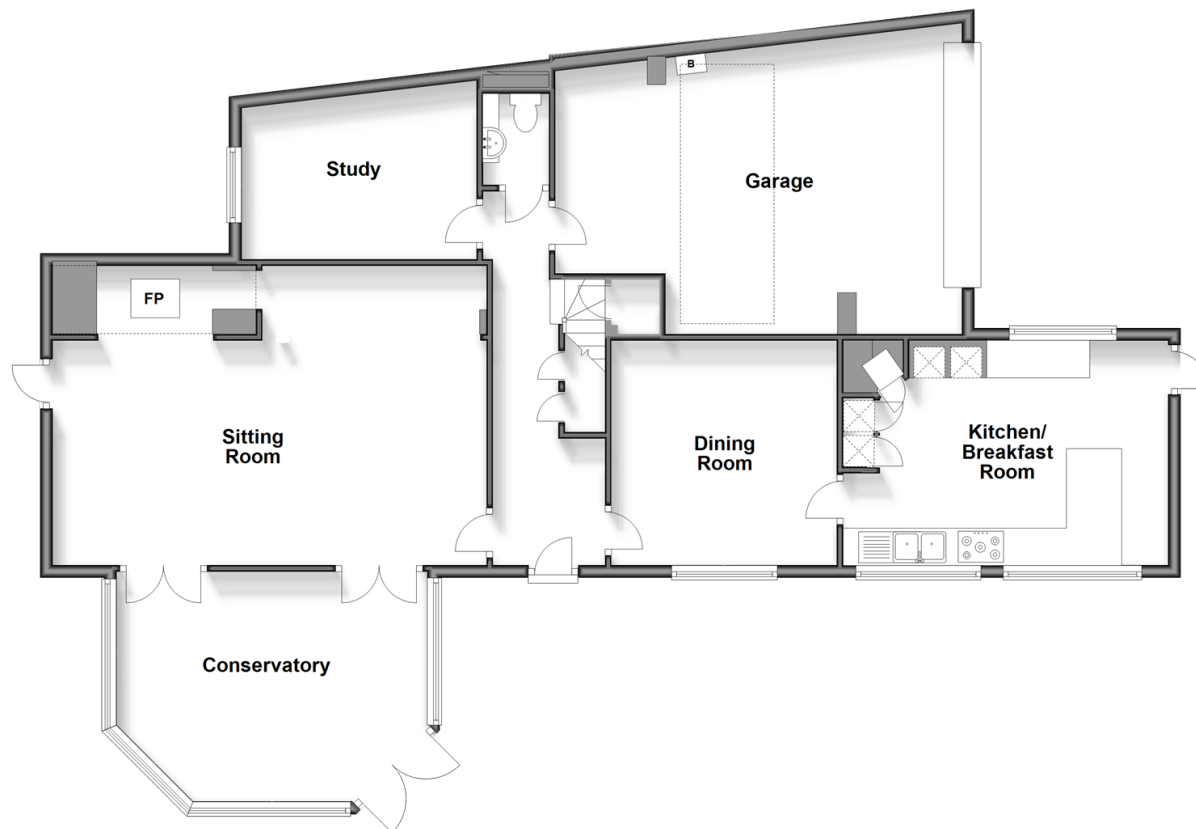
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The Old Coach House, Brightlands Road,  
Reigate, RH2

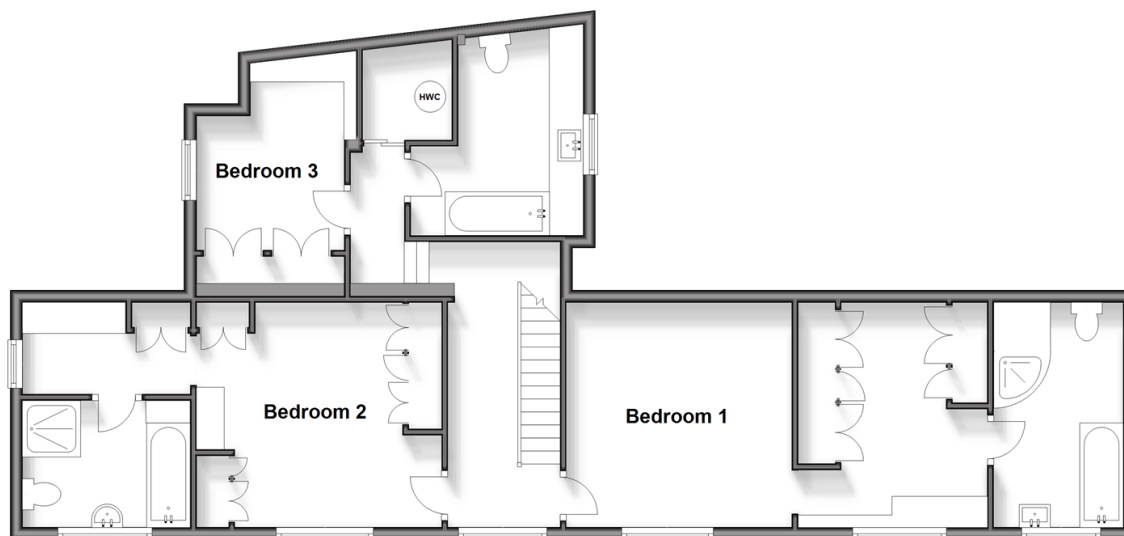
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**Ground Floor**  
Approx. 137.4 sq. metres (1479.0 sq. feet)



**Split Level First Floor**  
Approx. 88.6 sq. metres (953.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Sitting Room: 23'0 x 15'8 (7.02m x 4.78m)

Dining Room: 12'2 x 12'0 (3.71m x 3.66m)

Kitchen/Breakfast Room: 17'3 x 11'9 (5.26m x 3.58m)

Conservatory: 17'4 x 12'6 (5.29m x 3.81m)

Study: 12'6 x 8'4 (3.81m x 2.54m)

Cloakroom

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 Suite

Bedroom 1: 12'0 x 11'6 (3.66m x 3.51m)

Dressing Area 1: 11'8 x 10'0 (3.56m x 3.05m)

Bathroom 1: 11'8 x 6'8 (3.56m x 2.03m)

Bedroom 2 Suite

Bedroom 2: 13'0 x 12'0 (3.97m x 3.66m)

Dressing Area 2: 8'8 x 4'8 (2.64m x 1.42m)

Bathroom 2: 11'4 x 9'1 (3.46m x 2.77m)

Bedroom 3 Suite

Bedroom 3: 10'5 x 8'6 (3.18m x 2.59m)

Bathroom 3: 8'9 x 6'7 (2.67m x 2.01m)

Walk-in Robes: 6'0 x 5'0 (1.83m x 1.53m)

### OUTSIDE

Front, Side & Rear Garden

Driveway for 4+ Cars

Double Garage: 22'0 x 15'0 (6.71m x 4.58m)



## Main features

- An attractive 1860 Victorian detached coach house with inglenook fireplace & parquet flooring
- Later additions to provide a large family home & solar panels (providing 4kw for hot water)
- Set in private & mature walled garden
- Sitting room, dining room, study & conservatory, modern kitchen/breakfast room
- Double garage, driveway for 4+ cars
- In a premier road, close to town & station



### Nearest Schools

Primary Schools: Holmesdale Community Infant School 0.8 miles, Wray Common Primary 0.9 miles, St John's Primary 1.2 miles  
Secondary Schools: St Bede's School 1.2 miles, Reigate Grammar School 1.3 miles, Dunottar School 1.7 miles



### Transport Information

Train Stations: Reigate 0.6 miles, Redhill 1.6 miles, Earlswood 2.0 miles



### Address

The Old Coach House, Brightlands Road, Reigate, RH2



### Directions

For directions to this property please contact us.





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



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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