



Price
£895,000

Freehold

5x  2x  2x 

**Magnolia Cottage,
Somerset Road,
Meadvale, RH1**

OVER 60?

Secure this property
for up to **59% less!**

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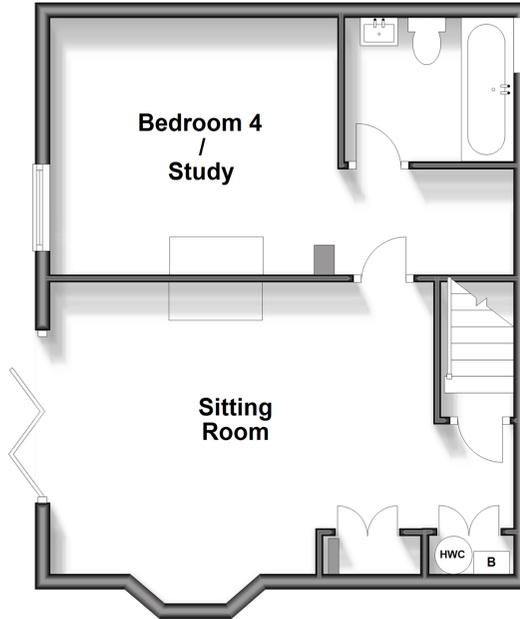
Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



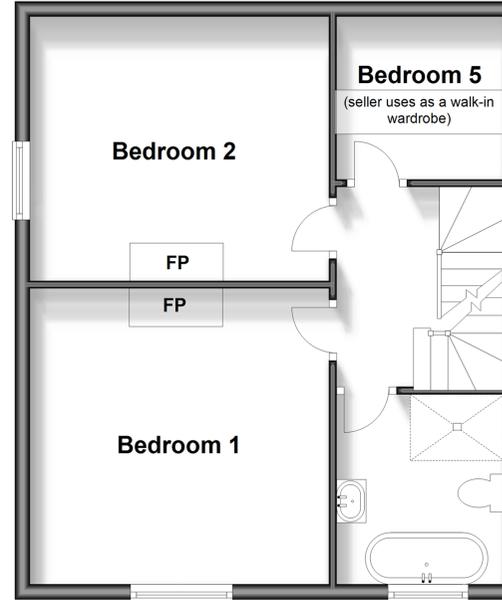
Lower Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



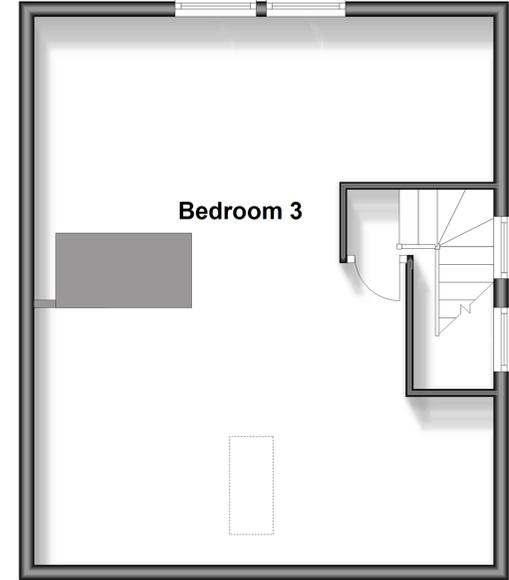
First Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



Second Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 20'9 x 11'4 (6.33m x 3.46m)

Dining Room: 13'1 x 12'9 (3.99m x 3.89m)

Cloakroom

LOWER GROUND FLOOR

Hallway

Sitting Room: 20'3 into door well x 12'6 up to bay (6.18m x 3.81m)

Bedroom 4/Study: 20'2 maximum x 11'5 maximum (6.15m x 3.48m)

En-suite Bathroom: 6'7 x 6'2 (2.01m x 1.88m)

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 12'11 (3.99m x 3.94m)

Bedroom 2: 13'1 x 11'5 (3.99m x 3.48m)

Bedroom 5/Walk-in Wardrobe: 7'2 x 7'1 (2.19m x 2.16m)

Bathroom/Wet Room: 8'0 x 7'2 (2.44m x 2.19m)

SECOND FLOOR

Landing

Bedroom 3: 23'0 into eaves x 20'5 into eaves (7.02m x 6.23m)

OUTSIDE

Driveway for 3 Cars

Rear Garden



Main features

- Superb link-detached Edwardian house
- Bright & airy, refurbished to a very high standard with high quality fittings throughout
- Versatile accommodation arranged over 4 floors
- Large driveway with space for 3 cars
- Close to Reigate & Redhill towns, mainline stations & excellent schools

Nearest Schools

Primary Schools: St John's Primary 0.8 miles, Reigate Priory Community Junior School 1.1 miles, Holmesdale Community Infant School 1.3 miles
Secondary Schools: Dunottar School 0.8 miles, Reigate School 0.9 miles, Reigate Grammar School 1.2 miles

Transport Information

Train Stations: Earlswood 1.2 miles, Reigate 1.5 miles, Redhill 1.7 miles

Address

Magnolia Cottage, Somerset Road, Meadvale, RH1

Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](https://www.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

21613291/20240330/NF1/KH