



ORCHARD COTTAGE
CHURCH ROAD, LEIGH, REIGATE, SURREY

JACKSON-STOPS 

ORCHARD COTTAGE, CHURCH ROAD, LEIGH, REIGATE, SURREY RH2 8NJ
GUIDE PRICE £975,000

CHARMING PERIOD COTTAGE WITH BEAUTIFUL GARDENS IN THE HEART OF LEIGH VILLAGE



DISTANCES

DORKING 6.7 MILES

REIGATE 4.1 MILES

REDHILL STATION 5.3 MILES

M25 (J8) REIGATE HILL 5.7 MILES

GROUND FLOOR

- Storm porch
- Entrance hall
- Shower room
- Utility room
- Sitting room
- Family room/bedroom 4
- Dining room
- Fitted kitchen

FIRST FLOOR

- Main bedroom
- Two further bedrooms
- Family bathroom

OUTSIDE

- Delightful established gardens
- Substantial sun terrace
- Shingle driveway providing parking
- Detached double garage
- In all, the grounds extend to about 0.45 acres

DESCRIPTION

Orchard Cottage is an absolutely charming period home, believed to date back to the 18th century, located in the heart of the sought-after village of Leigh. Rich in history, the property was formerly the village stores and prior to that also the community post office, decommissioned in the 1950s, and is now available to the open market for the first time in over 26 years. The cottage retains many original character features and our client sympathetically extended the property to the rear in 2008 featuring a magnificent reception room, currently used as the sitting room, featuring a vaulted ceiling, exposed timbers, and a central brick fireplace with inset woodburning stove. The accommodation also includes an inviting L-shaped entrance hall with a modern shower room and useful utility room beyond. There are two further well-proportioned reception rooms, with the family room offering potential as an additional bedroom if required. The fitted kitchen enjoys delightful views over the gardens. To the first floor are three bedrooms, all benefiting from built-in wardrobes, served by a family bathroom. While beautifully characterful, the cottage would now benefit from some cosmetic upgrading, offering an excellent opportunity to personalise this unique home. Outside, the gardens are a particularly appealing feature, having been lovingly and meticulously maintained over many years. A substantial patio provides an excellent entertaining area, with the remainder mainly laid to lawn and bordered by established plants and shrubs, offering privacy and seclusion. To the front, a shingle driveway provides parking and leads to a detached double garage. In total, the grounds extend to approximately 0.45 acres.

LOCATION

Orchard Cottage is conveniently located in the heart of Leigh - a charming country village located between Dorking and Reigate and is well-known for its pretty village green, cricket club, thriving community activities and two delightful old inns, The Plough and The Seven Stars. Leigh also has a village school whilst the nearby village of Brockham has an excellent range of facilities for day-to-day needs. The towns of Reigate and Dorking are to the north east and north west, both offering an excellent range of high-quality individual and mainstream shops, cafes and restaurants and a good selection of schools both in the state and independent sector. Dorking station provides commuter services to Victoria and Waterloo, whilst Reigate and Redhill stations offer services to Victoria and London Bridge. The countryside is much admired and ideal for the cycling, walking and riding enthusiast.



ORCHARD COTTAGE

MAIN HOUSE 1,897 SQ FT/176.3 SQ M
OUTBUILDINGS 449 SQ FT/41.7 SQ M
TOTAL APPROX. FLOOR AREA 2,346 SQ FT/218 SQ M

Post Code: RH2 8NJ

Latitude: 51.208643 Longitude: -0.249505

What3words: elite.analogy.squad

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply
Water – Mains supply
Heating – Gas central
Sewerage – Mains supply

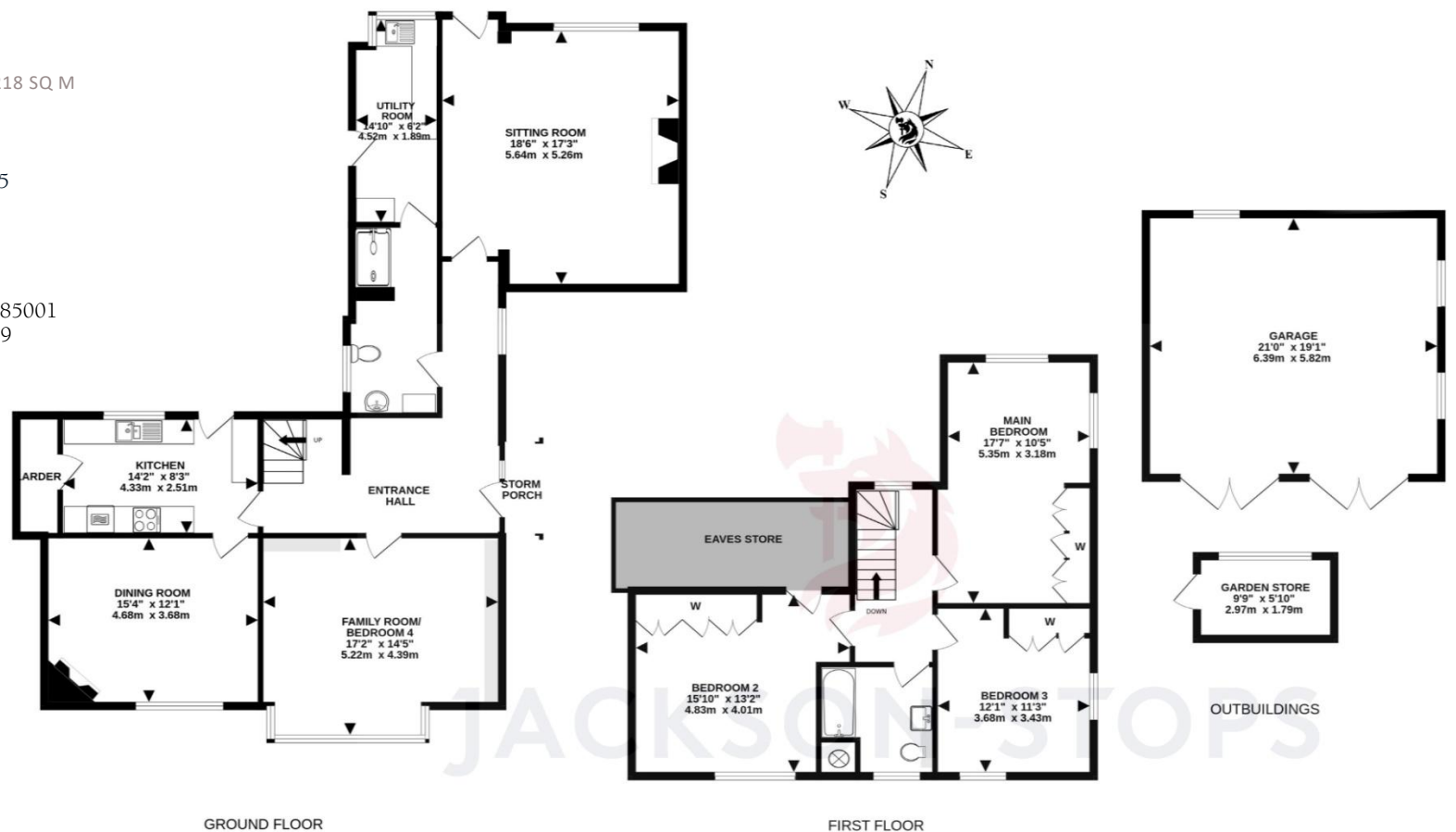
Rights and Restrictions:

Ask agent

Risks:

No flood risks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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PROPERTY EXPERTS SINCE 1910