



OAK TREE HOUSE
TAPNERS ROAD, LEIGH, REIGATE, SURREY

JACKSON-STOPS 

**OAK TREE HOUSE, TAPNERS ROAD, LEIGH, REIGATE,
SURREY RH2 8NN
GUIDE PRICE £1,575,000**

**SUPERB MODERN HOME SET IN WONDERFUL
GARDENS OF ABOUT ½ AN ACRE LOCATED IN
THE HEART OF LEIGH VILLAGE - ONLY 3
MILES FROM REIGATE**



DISTANCES

**REIGATE 3 MILES
DORKING 5.1 MILES
M25 (J8) REIGATE HILL 5.1 MILES
REDHILL STATION 5.2 MILES**

GROUND FLOOR

- Entrance lobby
 - Entrance hall
 - Cloakroom
 - Study
 - Drawing room
 - Conservatory
 - Kitchen/dining/family room
 - Utility room
 - Sitting room
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FIRST FLOOR

- Galleried landing
 - Main bedroom with dressing room and en-suite bathroom
 - Guest bedroom with en-suite bathroom
 - Further bedroom with en-suite
 - Two further bedrooms
 - Family bathroom
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OUTSIDE

- Delightful south westerly aspect rear garden
- Countryside views
- Pretty front garden
- Driveway providing parking
- Substantial garaging
- In all, the grounds extend to about 0.5 of an acre

DESCRIPTION

Oak Tree House is an outstanding detached family residence with charming part tile-hung elevations, set in a wonderful, private, and secluded position within delightful grounds of approximately half an acre. Constructed around the turn of the millennium, the home was designed with comfort, practicality, and generous living space at its core. A welcoming lobby leads into a spacious reception hall, which provides access to the majority of the principal rooms, along with a cloakroom and a front-facing study. The superb drawing room features a traditional open fireplace with inset wood burning stove and flows seamlessly into a delightful conservatory, offering lovely views across the garden. A particular highlight of the property is the outstanding open plan kitchen/dining/family room, truly forming the 'heart of the home' and offering excellent proportions for modern living. The kitchen is fitted with high-quality bespoke cabinetry, a large central island, and an extensive range of integrated appliances, all complemented by granite work surfaces. A contemporary wood-burning stove sits neatly within one corner, while patio doors flood the space with natural light and provide direct access to the south-westerly facing rear garden. Leading from the kitchen is a practical utility room and a triple-aspect sitting room. On the first floor, a galleried landing leads to the principal suite with dressing room, a guest suite, bedroom three with en-suite facilities, and two additional bedrooms served by a family bathroom. The rear-facing bedrooms benefit from attractive open views across the surrounding countryside. The grounds are a true feature of Oak Tree House, offering privacy and seclusion while remaining in keeping with the character of the home. They have been carefully maintained over many years and feature a beautiful selection of established flower beds, plants, and shrubs. A substantial patio and sun terrace provide an ideal space for outdoor seating and entertaining. To the front, a generous gated driveway provides ample turning and parking space and leads to the substantial garage block with electric up and over doors.

LOCATION

Oak Tree House 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 Redhill station offers services to Victoria and London Bridge. The countryside is much admired and ideal for the cycling, walking and riding enthusiast.



OAK TREE HOUSE

MAIN HOUSE 2,767 SQ FT/257 SQ M

GARAGE 472 SQ FT/ 43.9 SQ M

TOTAL APPROX. FLOOR AREA 3239 SQ FT/300.9 SQ M

Post Code: RH2 8NN

Latitude: 51.208428 Longitude: -0.251313

What3words: films.object.park

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:

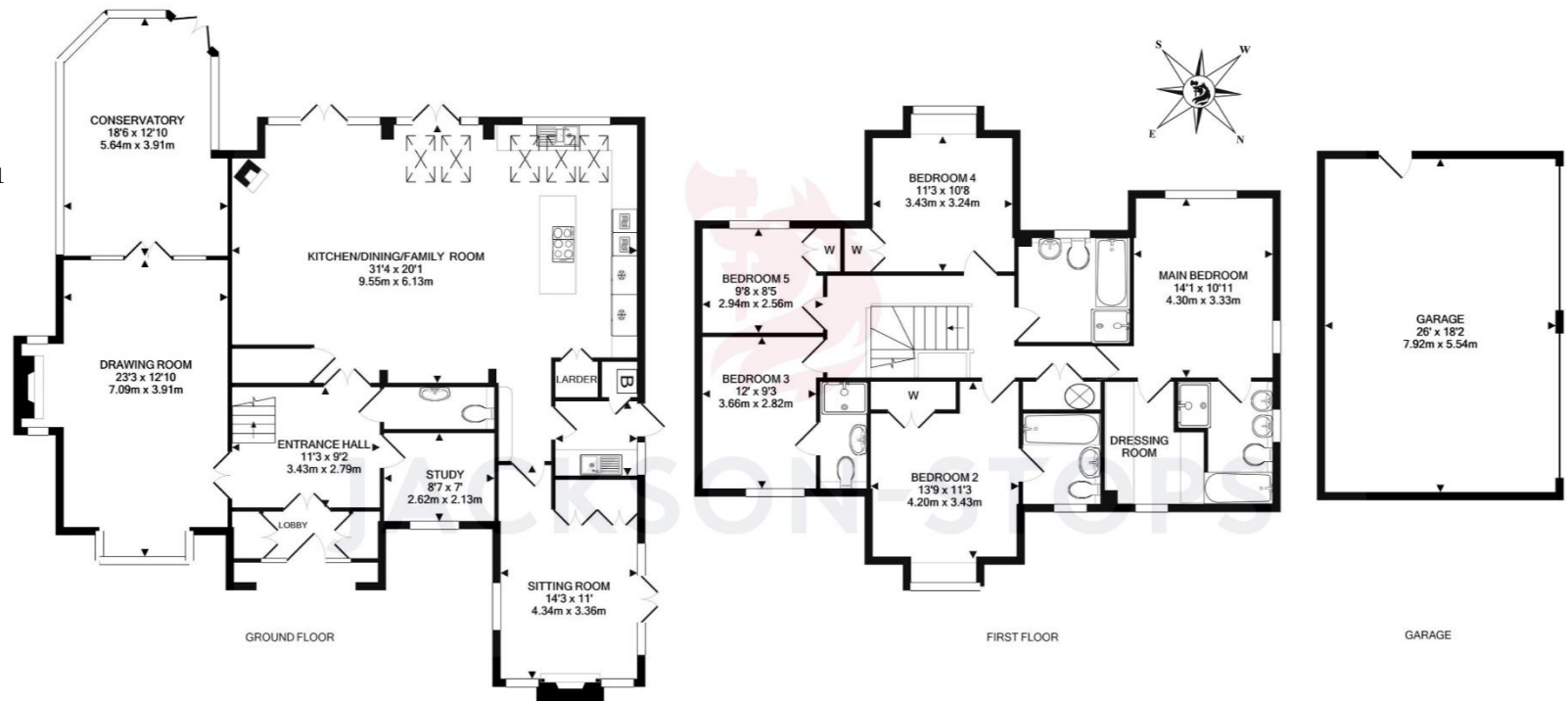
Ask Agent

Risks:

No flood risks

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

69 C 75 C



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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