



OAK COTTAGE, BRIGHTON ROAD, SALFORDS RH1



OAK COTTAGE, BRIGHTON ROAD, SALFORDS RH1



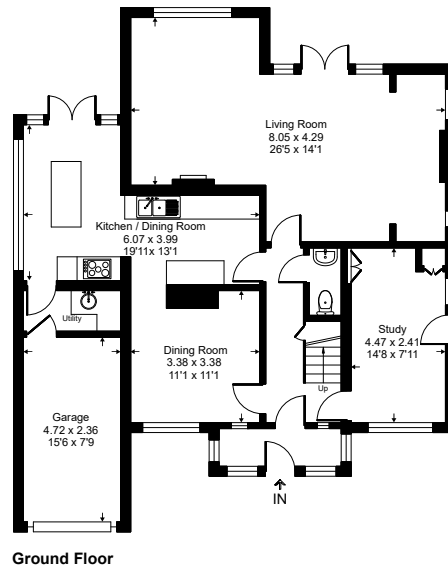
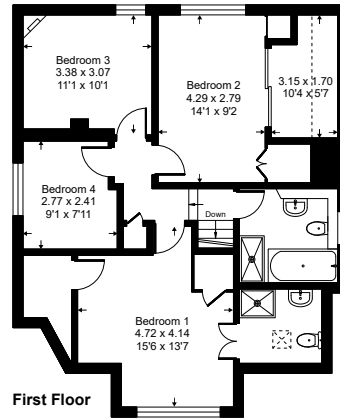
- Stunning re-designed kitchen
- 4 Bedroom 1930's detached home
- Ample parking for 3/4 cars plus garage
- Landscaped picturesque garden
- Walking distance to Salfords train station
- Fantastic living space for a growing family
- Excellent schools close by

# OAK COTTAGE, BRIGHTON ROAD, SALFORDS RH1



## Brighton Road, RH1

Approximate Gross Internal Area = 165.5 sq m / 1782 sq ft  
Approximate Garage Internal Area = 11.7 sq m / 127 sq ft  
Approximate Total Internal Area = 177.2 sq m / 1909 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

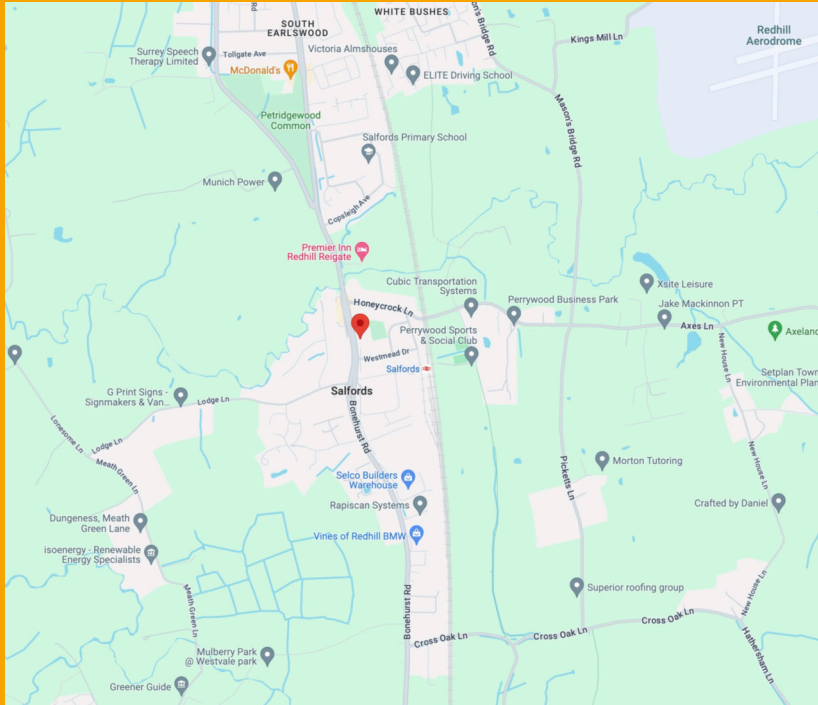
Copyright Within Walls, 2024 - Produced for Hound and Porter

Oak Cottage, a charming 1932 detached family home, nestled on a secluded road in the heart of Salfords. This beautiful home harmoniously blends timeless elegance with modern conveniences, offering the perfect setting for family life and entertaining. Experience the warmth and sophistication of oak flooring that extends throughout the home, providing a seamless flow from room to room. A large, open living area is the heart of the home, featuring exposed beams, a cozy log burner, and French doors that open directly to the garden. The perfect space for relaxing and enjoying family time. The dining room, conveniently located off the kitchen, is ideal for hosting dinner parties and gatherings.

Enjoy the convenience of integral access to the garage and utility area. The kitchen boasts contemporary amenities and stylish finishes. It opens into a bright and sunny conservatory, providing additional space for dining or relaxing while enjoying garden views. The expansive garden features new decking and a vine-covered pergola seating area creating an idyllic outdoor retreat. Equipped with electricity, the summer house is a versatile space perfect for a home office or studio. Upstairs the master bedroom has an ensuite bathroom, two further generously sized double bedrooms and a cozy single bedroom provide plenty of space for family and guests. The driveway offers space for 3 to 4 vehicles!



## OAK COTTAGE, BRIGHTON ROAD, SALFORDS



### LOCATION

This fabulous home is located just outside Redhill, Reigate and Horley town centres in the very popular Salfords village. Redhill town centre is less than 4 miles away so a short drive will get you there in under ten minutes. The market town of Reigate is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a central cafe. Salfords main line station is under half a mile away and offers great links to London and the South Coast.

### ADDITIONAL INFORMATION

Council tax band: F, £3425.43 PA

Within easy reach of the A25, M23, M25 and Gatwick Airport. A bus service providing access to Redhill, Reigate and north of the M25.

DISTANCE TO STATIONS FROM PROPERTY BY ROAD: 0.4 miles to Salfords Station & 3 miles to Redhill Station.



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
hello@houndandporter.co.uk