



"BRIAR COTTAGE", RAGLAN ROAD, REIGATE, SURREY RH2

**HOUND & PORTER**  
FIND A HOUSE . MAKE IT HOME



"BRIAR COTTAGE", RAGLAN ROAD, REIGATE, SURREY RH2



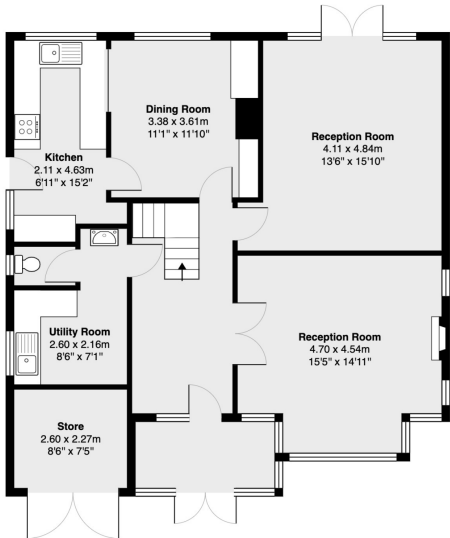
- Stunning, characterful detached home
- Four bedrooms
- Grand entrance hall
- Impressive original features throughout
- Utility room and downstairs W. C
- Beautifully refitted family bathroom
- South facing garden
- Generous in-and-out driveway, with central island

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Raglan Road, RH2

Gross Internal Area:  
**1917 sqft / 178 m2**  
Including Store  
Excluding Eaves Storage



Ground Floor



First Floor

**Disclaimer:** This floor plan has been produced by Lock and Key Media. All measurements are approximate and no responsibility is taken for any errors. For illustration purposes only.

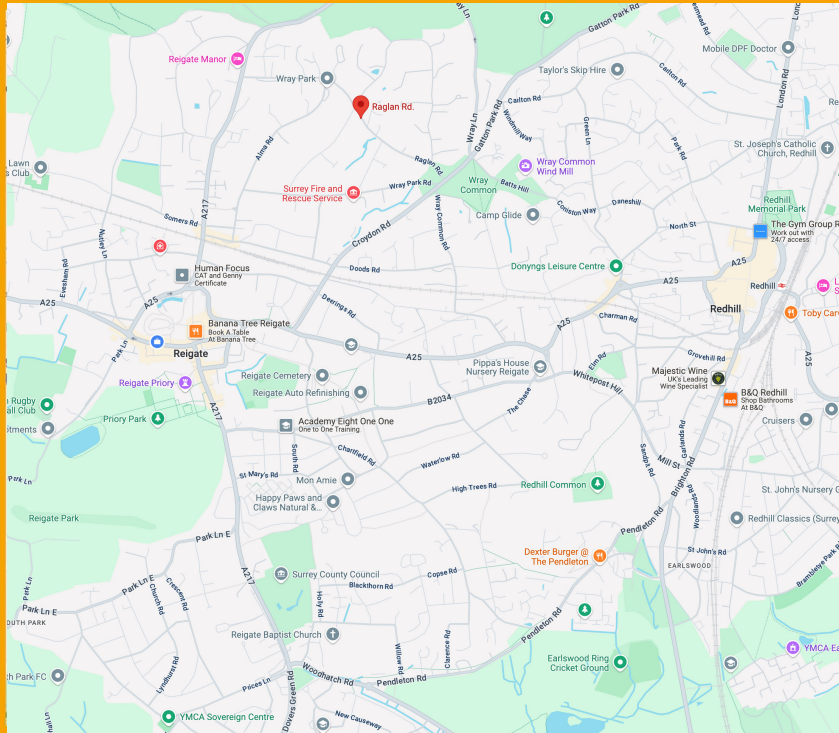


We, at Hound and Porter, are extremely excited to be able to offer this rare opportunity in a sought-after location. Believed to date back to the 1890s, "Briar Cottage" is an impressive characterful home with so very much to offer. Set back off of one of Reigate's most desirable roads, just North of the town, is this impressive four bedroom home, oozing charm, elegance and an abundance of original character features. From the moment you arrive, the in-and-out driveway, with central island, sets the tone of what lies beyond. The grand entrance hall leads you to two imposing reception rooms, both with breathtaking fireplaces.

You have the luxury of a utility room and downstairs W.C too. The kitchen, and separate breakfast room, lend themselves to be extended to create, what would be, an extraordinary open plan family kitchen. Head on up and, off a pretty landing, you will find four bedrooms, a family bathroom and separate W. C. The master bedroom is much larger than average and, given the recently installed (concealed) plumbing and services, there is scope to incorporate an ensuite in the space too. The South facing garden, with far reaching views, offers the perfect space and setting to enjoy the warmer months, perhaps entertaining or watching the children enjoy every nook.



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## LOCATION

This incredible property is set back in one of Reigate's most prestigious locations and is superbly located for excellent schools and transport links. The market town of Reigate is just down the road, with an abundance of boutique shops, cafés and restaurants, as well as a cinema and Priory park with its central café and children's play area. A direct railway link from Reigate to London in just over 40 minutes is a huge draw for the commuter as is the M25 located at the top of Reigate Hill.

## TRANSPORT

Within easy reach of the A25, M23, M25 and Gatwick Airport

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 0.7 miles to Reigate Station
- 1.9 miles to Redhill Station

REIGATE AND BANSTEAD BOROUGH COUNCIL  
COUNCIL TAX BAND G £4,099 PER ANNUM



## 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.

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