



## The Cottage, Old Swains Farm

Small Hills Road, Reigate, RH2 8RQ

**3 Bedrooms | 1 Bathroom | 1 Reception Room**

Guide Price £400,000

Freehold  
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A detached character cottage in need of modernisation and offered for sale with no onward chain. The property is located by the working farm on the estate and affords amazing views over farmland towards Box Hill. The estate provides lovely walks and open spaces into and around the historic village of Leigh. Cash buyers only. Call to view and details for Open Days.



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**EPC D | Council Tax Band E**

## Key Features

- Detached house
- Three bedrooms
- Upstairs bathroom
- Living room and dining room
- Separate kitchen
- Garden office
- End of chain

## Location

Located in the attractive village of Leigh which is situated between Reigate and Dorking, this period three bedroom property enjoys an open aspect over fields to the front and rear. There are two pubs in the village The Plough and the Seven Stars. St Bartholomews 15th century church is a real focal point of local life and there is a nursery school and attractive village green

## Additional Information

Charge for access road

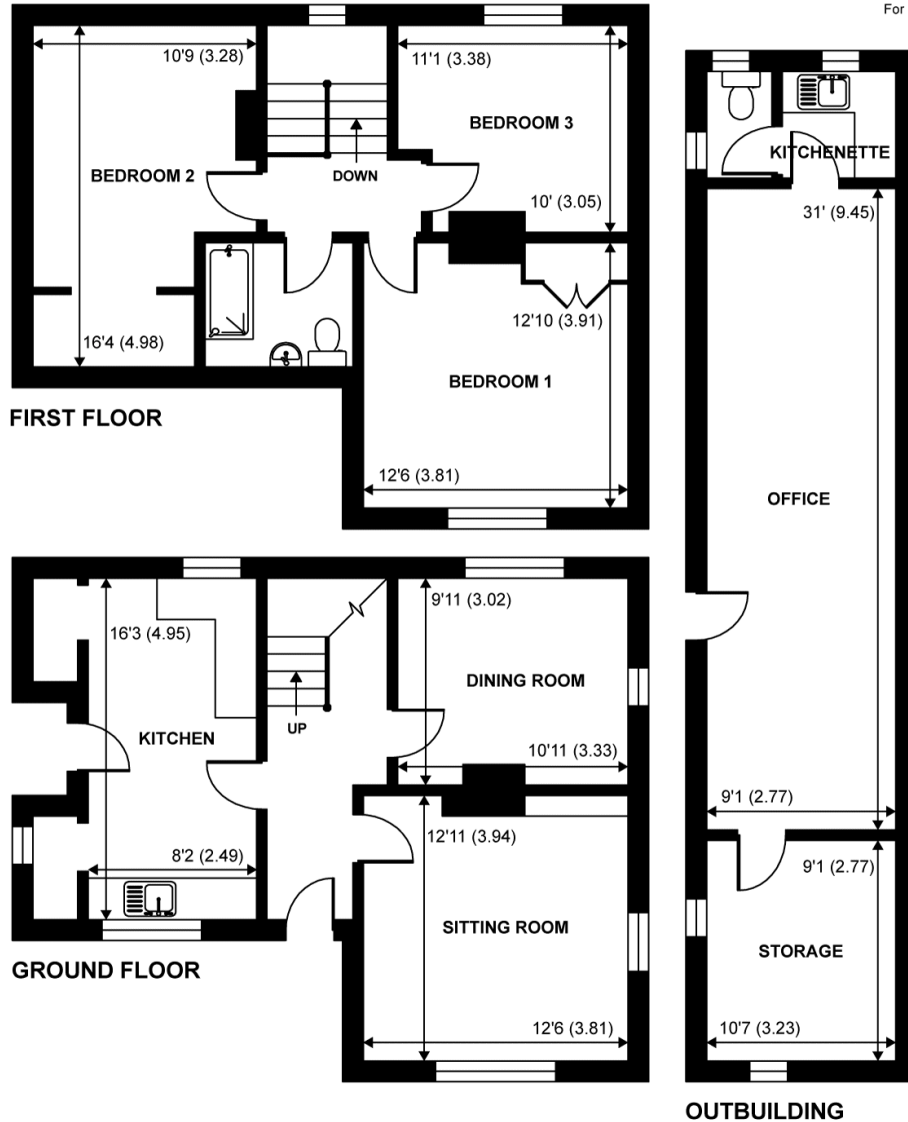
No business premises allowed at the property

Mains water, electricity, gas and septic tank sewage disposal.



Approximate Area = 1109 sq ft / 103 sq m  
 Outbuilding = 438 sq ft / 40.7 sq m  
 Total = 1547 sq ft / 143.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simpsons Estate Agents ta Curchods. REF: 1108679

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