



**patrick  
gardner**  
RESIDENTIAL

Williams Barn, 15a Reigate Road, Sidlow, Surrey, RH2 8QH

Price Guide £1,250,000



- ABSOLUTE MUST SEE PROPERTY
- RECEPTION ROOM IN EXCESS OF 43' FEET
- ORIGINAL BARN DOORS
- THREE LUXURY BATHROOMS
- ORIGINAL FEATURES THROUGHOUT
- WONDERFUL BARN CONVERSION
- STUNNING MEZZANINE LEVEL
- ATTRACTIVE SHAKER STYLE KITCHEN
- BOOT ROOM WITH UTILITY SPACE
- 33' BARN STYLE outhouse

## Description

In a picturesque rural setting, Williams Barn is an outstanding four-bedroom barn conversion, set within the walls of a 110 year old agricultural building spanning over 2,500sq ft internally, with a 33' barn style outhouse separated from the main house by a west-facing courtyard. It combines the charm of the original structure with meticulous modern design, featuring exposed oak beams and brickwork alongside a refined material palette of stone, glass, and wood.

The entrance leads into a spacious reception hall and seamlessly connects to the heart of the home, an impressive double-height living/dining area, where the dramatic pitch of the ceiling is framed by stunning timber beams. Large windows flood the space with natural light, and the airy atmosphere is enhanced by a mezzanine level with a snug, accessed via an oak and glass staircase.

The beautifully appointed open-plan kitchen/dining and living area is designed with family living in mind. The space has a fantastic quality of natural light, care of large picture windows and glazed doors on both sides that fill the opening of the original double height barn doors. Glazed doors open onto both the courtyard and a small garden creating a seamless connection between indoor and outdoor spaces. The kitchen features a central island and sleek Shaker-style cabinetry running along the walls, housing high-end appliances, with a separate utility room and boot room.

The main bedroom suite and the second bedroom include original features and glazed doors opening onto the private courtyard. Two additional en-suite bedrooms offer privacy and comfort, while a family bathroom with a freestanding bath and his-and-her sinks provides a luxurious space to unwind. The barn boasts excellent energy efficiency, high insulation, an air-source heat pump, and underfloor heating throughout. Outside, there is ample parking, an EV charger and a Buildzone 10 Year Build Warranty.

\*Some images may be digitally staged for illustrative purposes.

## Situation

Sidlow is a charming and peaceful village set in the heart of the stunning Surrey Hills, offering an idyllic rural lifestyle while remaining well-connected to nearby towns and cities. Surrounded by picturesque countryside, Sidlow is perfect for those seeking tranquility and natural beauty, with plenty of scenic walking and cycling routes right on your doorstep. The village itself retains a strong sense of community, with local amenities including a village hall and nearby pubs, ensuring a welcoming and relaxed atmosphere.

For those looking to explore further afield, the nearby market town of Reigate provides a wealth of shops, restaurants, and cafes, along with excellent schools and recreational facilities. The area is also known for its rich history and proximity to National Trust sites, making it ideal for outdoor enthusiasts and history lovers alike.

Commuters will appreciate Sidlow's excellent transport links, with easy access to the M25 and mainline stations offering direct services to London, via Salfords and Earlswood station, making it the perfect balance of rural charm and modern convenience. Whether you're seeking a peaceful retreat or a well-connected base, Sidlow offers the best of both worlds.

**Tenure**

Freehold

**EPC**

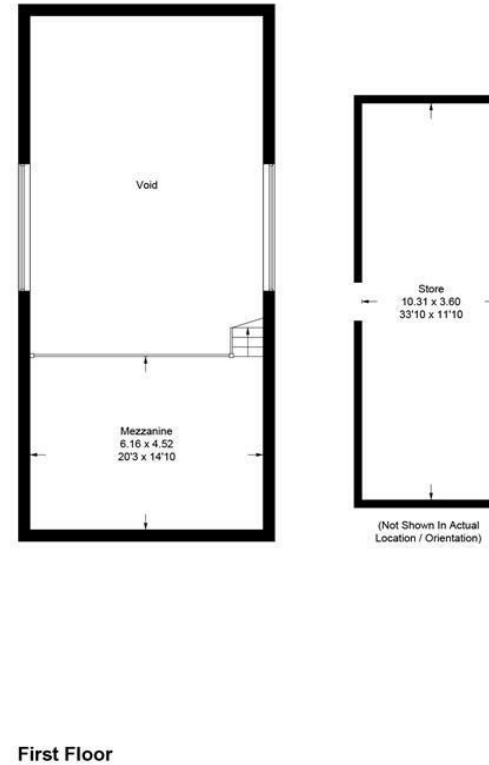
TBC

**Council Tax Band**

TBC



Approximate Gross Internal Area = 238.8 sq m / 2570 sq ft  
Store = 37.1 sq m / 399 sq ft  
Total = 275.9 sq m / 2969 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1162034)  
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