



**patrick
gardner**
RESIDENTIAL

Mole Barn, 15d Reigate Road, Sidlow, Surrey, RH2 8QH

Price Guide £760,000



- THREE BEDROOM NEW BARN STYLE HOME
- FAR REACHING COUNTRYSIDE VIEWS
- VAULTED SKYLIGHT AND HIGH CEILINGS
- AIR SOURCE HEAT PUMP
- PARKING & EV CHARGER
- GENEROUS WRAP AROUND GARDEN
- DOUBLE ASPECT LIVING SPACE
- JULIETTE BALCONY TO MAIN BEDROOM
- HIGH LEVELS OF INSULATION
- BUILDZONE 10 YEAR BUILD WARRANTY

Description

MOLE BARN is a charming three-bedroom barn-style home that seamlessly blends modern convenience with the tranquility of rural living. The expansive open-plan kitchen, dining, and living area spans over 24 feet, offering a perfect space for both family life and entertaining. A vaulted skylight, large picture window, and bi-fold doors flood the heart of the home with natural light. The dual aspect, contemporary kitchen is fully equipped with integrated appliances and wood-effect worktops. The master bedroom boasts a Juliette balcony, framing serene countryside views, along with a stylish en-suite bathroom and a handy storage cupboard. Two additional bedrooms, one with its own en-suite, along with a family bathroom, complete the home.

Step outside to your private wrap-around garden and terrace, offering the perfect space for relaxation and enjoying views of the surrounding farmland—an idyllic escape from the hustle and bustle of everyday life. Mole Barn also offers ample parking, an EV charger, air-source heat pump, high insulation levels, and a 10-year Build Warranty.

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

C TBC

Council Tax Band

TBC





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 118.3 sq m / 1273 sq ft
(Excluding Void)



Ground Floor



First Floor

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. (ID1162036)

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