



Kites Barn, 15b Reigate Road, Sidlow, Surrey, RH2 8QH

Price Guide £680,000



- FINAL REMAINING BARN STYLE HOME
- FEATURE WINDOWS & BIFOLDS TO GARDEN
- HIGH SPECIFICATION THROUGHOUT
- AIR SOURCE HEAT PUMP
- PRIVATE PARKING & EV CHARGING
- OPEN LIVING SPACE WITH VAULTED CEILING
- FAR REACHING VIEWS OVER COUNTRYSIDE
- MAIN BEDROOM WITH JULIETTE BALCONY
- HIGH LEVELS OF INSULATION
- BUILDZONE 10 YEAR BUILD WARRANTY

Description

Nestled in a picturesque rural setting, Lower Duxhurst Farm offers a rare opportunity to own one of just four beautifully designed, new and converted barn-style homes. Combining traditional charm with contemporary design, these homes feature open-plan layouts, vaulted ceilings, and floor to ceiling glazing that floods each space with natural light. The external design embraces the area's agricultural heritage, with sweeping rooflines, weatherboard cladding, and carefully chosen materials that will age gracefully over time.

Kite's Barn is a three-bedroom home that exemplifies modern living. The expansive open-plan kitchen, dining, and living area stretches to over 24ft, creating the perfect space for family life and entertaining. A vaulted skylight ensures the heart of the home is bathed in light. The well appointed, modern shaker-style kitchen includes integrated appliances and wood-effect oak worktops. The principal bedroom features a Juliette balcony framing peaceful countryside views, along with a stylish en-suite and a convenient storage cupboard. Two further bedrooms, one with an en-suite, and a family bathroom complete the home.

Outside, enjoy your own private terrace and garden, perfect for relaxation with views over the surrounding farmland, and a tranquil escape from the hustle and bustle of daily life. Kite's Barn has parking for several cars, an EV charger, air source heat pump, high levels of insulation and a 10 year Build Warranty.

Escape to the countryside at Lower Duxhurst Farm – your perfect rural retreat.



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

Council Tax Band

E



= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 118.4 sq m / 1274 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. (ID1162032)

www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 Email: dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

