



# The Oaks Dean Oak Lane, Leigh

Reigate

Guide Price **£1,350,000**



# The Oaks Dean Oak Lane

Leigh, Reigate

Set on a quiet country lane, this house has been well extended and extensively modernised throughout to give a lovely flexible family house measuring approximately 2,600 sq ft. The house sits well on its large plot, with ample parking to the front and a large garden to the rear, with patio, lawn and various outbuildings. There are also two separate garages. On the first floor are two bedrooms and a bathroom. Downstairs is accessed via an impressive double-height hallway. There are three bedrooms downstairs, one with en-suite bathroom and a family bathroom. The sitting room with feature fireplace measures 22' by 16' and opens into a large kitchen/dining space which in turn flows to a family room and utility and wc. This property is presented in exceptional condition and should be viewed immediately to avoid disappointment. The owners also own a paddock to the rear, which could be purchased via separate negotiation and used for agricultural/equestrian purposes.

Council Tax band: E

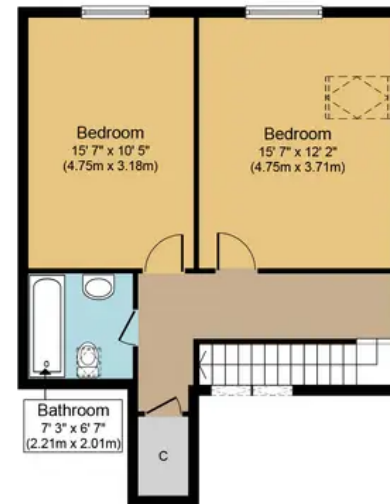
Tenure: Freehold



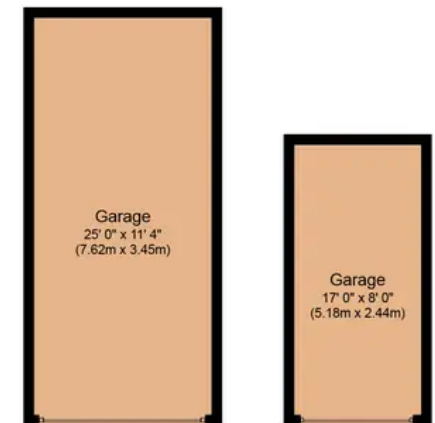




**Ground Floor**  
**Approximate Floor Area**  
**2,045 sq. ft.**  
**(190.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**538 sq. ft.**  
**(50.0 sq. m.)**



**Garage**



**Dean Oak Lane**

**Approx. Gross Internal Floor Area 2,583 sq. ft. (240.0 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.