

# Hogscross Lane, Coulsdon

£1,250,000













A truly exceptional barn conversion forming part of an exclusive collection of just six unique residences, created from the sympathetic conversion of a grand Victorian barn. Set within a peaceful conservation area and surrounded by open countryside and the rolling North Downs, this remarkable home perfectly combines rural tranquillity with contemporary luxury living.









The Pheasantry offers beautifully versatile accommodation extending to over 2,500 sq ft, with striking interiors full of character, generous proportions and thoughtfully designed living spaces ideally suited to modern family life.

At the heart of the home is an impressive open-plan kitchen, dining and living space with stylish finishes and a cosy log burner creating a warm and inviting atmosphere throughout the seasons. The kitchen is perfectly complemented by a separate utility room and downstairs cloakroom/WC.

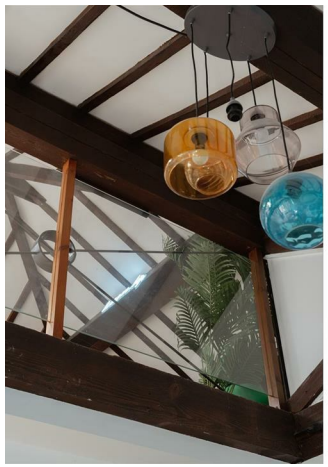
A separate family room provides additional reception space and opens directly onto the stunning wraparound walled garden. Designed for both relaxation and entertaining, the garden features a substantial swim spa jacuzzi, attractive seating areas and ample space for al fresco dining.

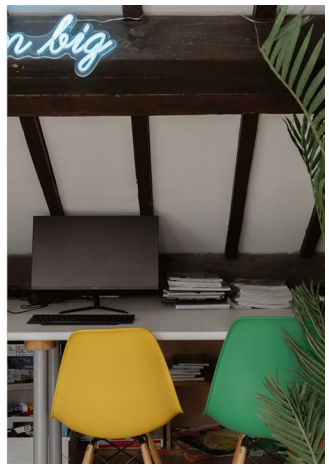
The accommodation is both flexible and unique in design, currently arranged with three bedrooms on the ground floor, one benefitting from its own mezzanine level. A beautifully appointed family bathroom serves this floor, featuring a double-ended bath and large walk-in shower.

To the first floor are two further bedrooms together with a stylish second bathroom, while an additional mezzanine level provides an ideal office, studio or guest accommodation.

Externally, the property continues to impress with generous parking and a substantial double garage complete with power, lighting and electric door.

Despite its idyllic semi-rural setting, The Pheasantry remains exceptionally convenient. Chipstead Village is less than a mile away, while nearby Reigate, Banstead and Coulsdon provide an excellent selection of shops, restaurants, schools and transport connections. The location is also particularly well placed for families, with schools including Royal Alexandra and Albert School within easy reach, together with popular independent schools such as Reigate Grammar School and Caterham School.





# Need to know

- Exceptional Victorian barn conversion forming part of an exclusive development of just six unique homes
- Stunning semi-rural conservation area setting surrounded by countryside and the North Downs
- Over 2,500 sq ft of beautifully versatile accommodation arranged over multiple levels
- Spectacular open-plan kitchen, dining and living space with log burner
- Separate family room opening directly onto the wraparound walled garden
- Luxury outdoor entertaining space featuring a large swim spa jacuzzi and al fresco seating areas
- Flexible five-bedroom layout including two mezzanine areas ideal for office, studio or guest space
- Two beautifully appointed bathrooms
- Generous parking and detached double garage with power, lighting and electric door
- Peaceful countryside location less than a mile from Chipstead Village with excellent access to Reigate, Banstead and Coulsdon and close by to popular schools such as RAA, RGS and Caterham School

# Interested?

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