

26 BEAUFORT ROAD

REIGATE • SURREY





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REIGATE · SURREY

A superb example of a detached Victorian town house, with access to the town centre and station, enjoying rural views.

ACCOMMODATION SCHEDULE

Entrance Hall • Dining room • Sitting room • Family room • Conservatory
Kitchen • Breakfast room • Cloakroom • Utility room • Store • Wine Cellar

Master bedroom with en suite shower room
5 further bedrooms • Family Bathroom and cloak room • en suite shower room

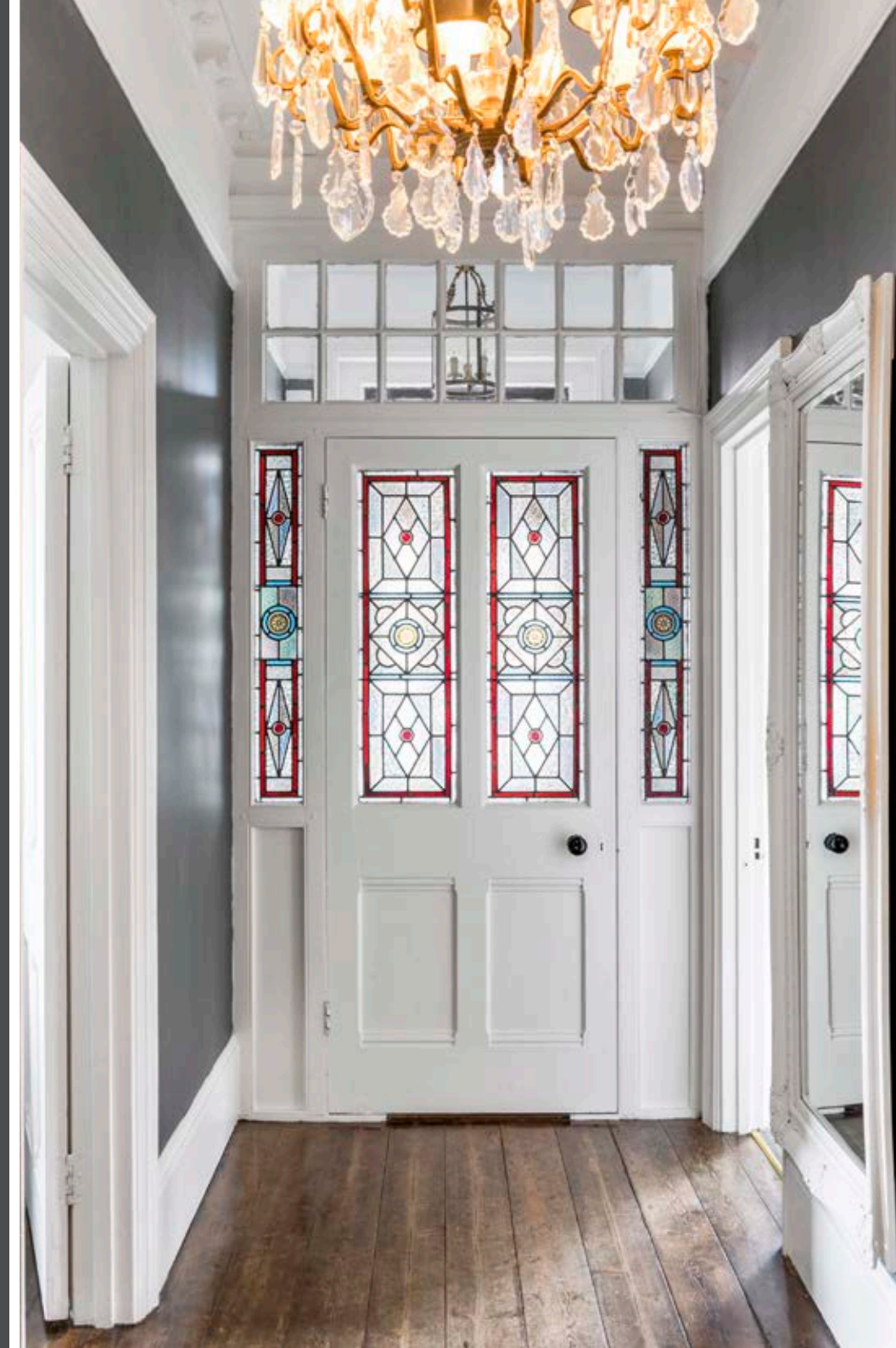
Substantial garden • Private parking • Double garage

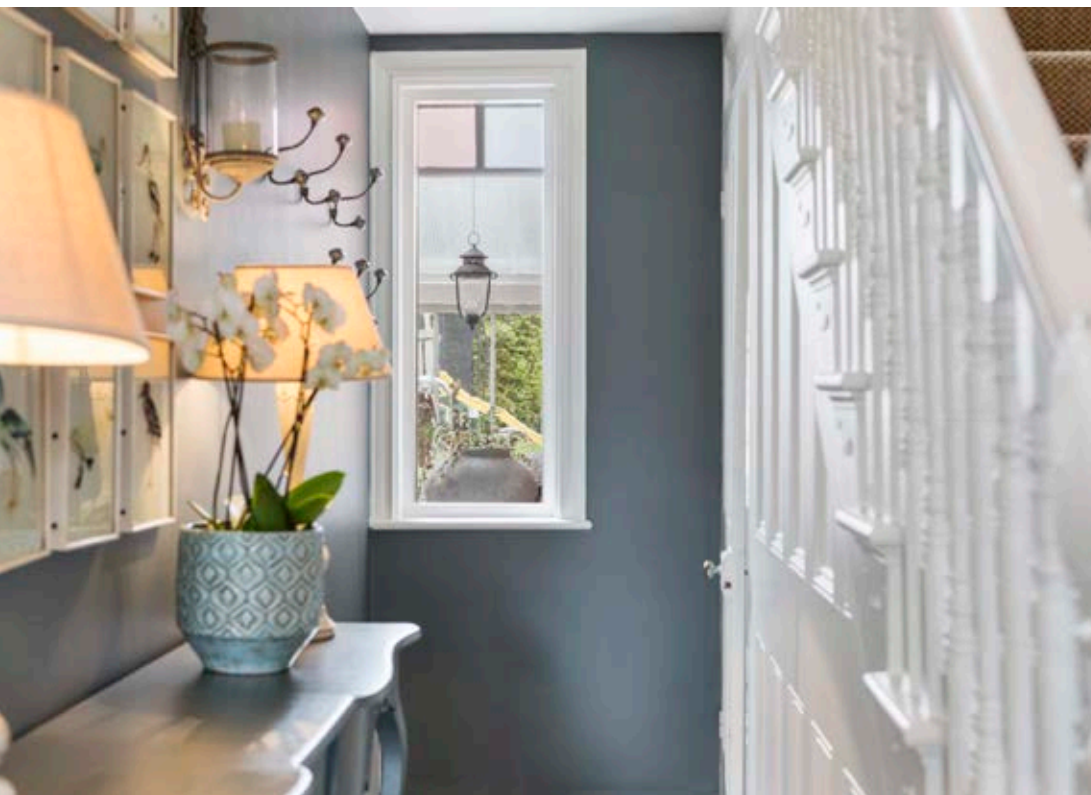
In all approximately 0.21 acres



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26 BEAUFORT ROAD

A delightful Victorian town house in a convenient position and with off road private parking and a garage.

Recently modernised and refurbished by our clients, the house offers family accommodation arranged over three floors together with cellars. This substantial family home offers stylishly presented accommodation that retains many fabulous period features. Well-lit by substantial sash windows, the reception rooms enjoy high ceilings with ornate coving and plaster detailing, as well as deep skirting boards, fire places and wooden floors that have been restored. The front door has charming nineteenth century stained glass insert windows. Reception rooms are gracious and the kitchen has been carefully furnished with a range of hand painted wall and cooker. A distinguishing black and white tiled floor, which has under floor heating, extends through to the breakfast room, from where there are stairs leading down to the cellar room.

The bedrooms are laid out over the two upper levels arranged around spacious landings and enjoy views to the surrounding coffee. The bathroom and en suite shower rooms have been furnished with white sanitary ware of the relevant style and have under floor heating.

OUTSIDE, GARDENS AND GROUNDS

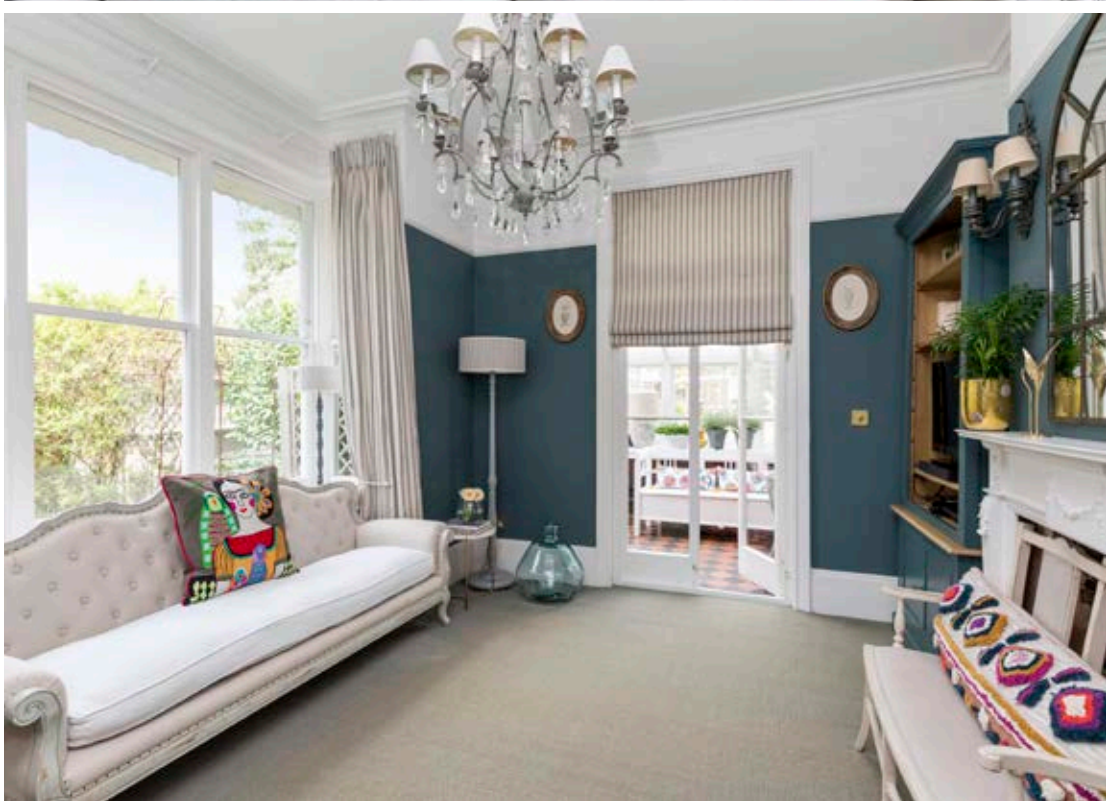
To the rear a paved terrace traverses the width of the house with a brick path weaving its way through a large expanse of lawn with mature boundaries and herbaceous borders. The off road parking and detached garage are accessed from Evesham Road with a pedestrian gate in to the rear garden. To the front the pretty gardens are behind a low retaining wall with mature hedging and a magnificent cedar tree. Brick paths lead to the either side of the house.

SITUATION

26 Beaufort Road is situated in a superb location in Reigate, being about half a mile of both the town centre and the station, on the corner of Beaufort Road and Evesham Road. Reigate is extremely sought after, providing a fabulous town centre with excellent communication links to London and the Home Counties. There is a mix of larger and smaller shops, bars, cafes and restaurants within the town. Priory Park is centrally located and the town is surrounded by beautiful countryside ideal for riding, cycling and walking. There are a number of tennis, rugby and soccer clubs in the town. The property is well placed for national motorway networks, Gatwick and Heathrow airports, London, the Home Counties, the Channel tunnel, Brighton and the coast.

(All distances and times are approximate)

- 
 - Reigate 0.5 mile
 - Betchworth 2.9 miles
 - Guildford 19.9 miles
 - Central London 22 miles
- 
 - Holmesdale Infant School
 - Reigate Priory
 - Micklefield Preparatory School
 - Reigate St Marys
 - Royal Alexandra and Albert School
 - Reigate Grammar
- 
 - Reigate Station 0.5 miles
(London Bridge from 39 mins, London Victoria from 51 minutes, London Waterloo from 50 mins)
- 
 - A23 8.2 miles
 - M25 (junction 8) 1.9 miles
- 
 - London Gatwick 6.5 miles
 - London Heathrow 43 miles
- 
 - Goodwood
 - Sandown
 - Epsom
- 
 - Epsom Polo Club
 - Hurtwood Park Polo Club
- 
 - Reigate Hill
 - Reigate Heath Golf Club
 - Walton Heath
 - Betchworth Park Golf Club
- 
 - Chichester
 - Brighton





SERVICES

We are advised by our clients that the property has mains electricity, water, drainage and gas fired heating and hot water.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

LOCAL AUTHORITY

Reigate and Banstead

VIEWINGS

Viewing is strictly by appointment only through Knight Frank.

DIRECTIONS (GU8 5SJ)

From the High Street and continue west straight at the traffic lights. Turn right on to Evesham Road, whereupon Beaufort Road will be found on the right after about 0.1 of a mile. 26 occupies the corner of Beaufort

Road and Evesham Road.

PARTICULARS AND PLANS DATED: 2018.
PHOTOGRAPHS DATED: 2018



IMPORTANT NOTICE

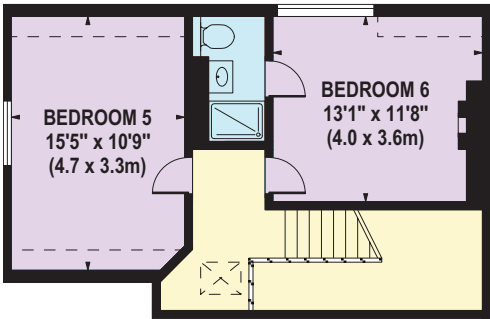
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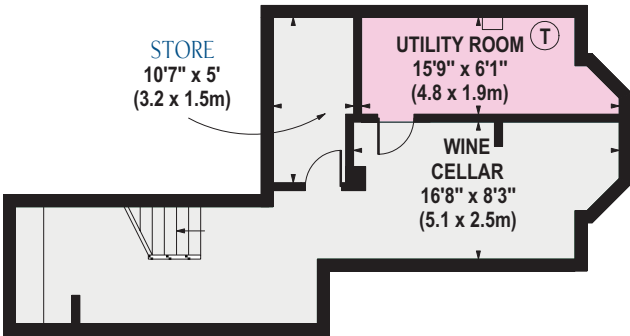
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APPROX. GROSS INTERNAL FLOOR AREA 3562 SQ FT / 331 SQ M (MAIN HOUSE) (INCLUDING RESTRICTED HEAD HEIGHT AREA)
APPROX. GROSS INTERNAL FLOOR AREA 275 SQ FT / 26 SQ M (GARAGE)
APPROX. GROSS INTERNAL FLOOR AREA 3837 SQ FT / 357 SQ M (TOTAL)

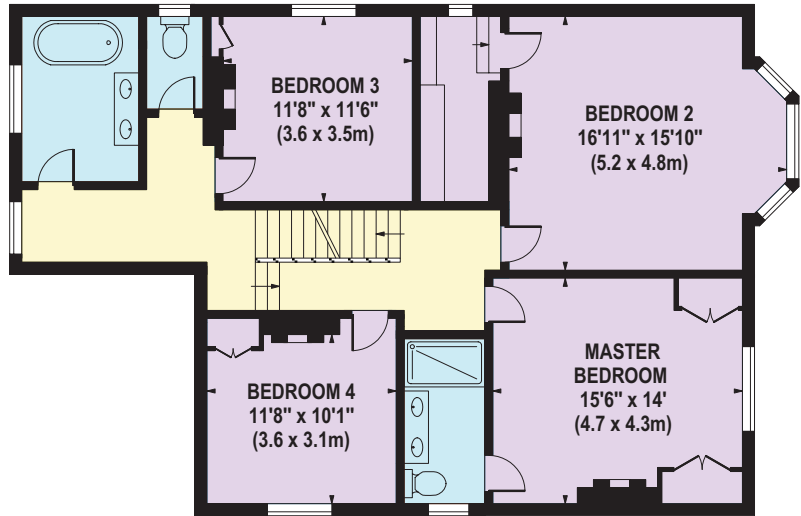


SECOND FLOOR

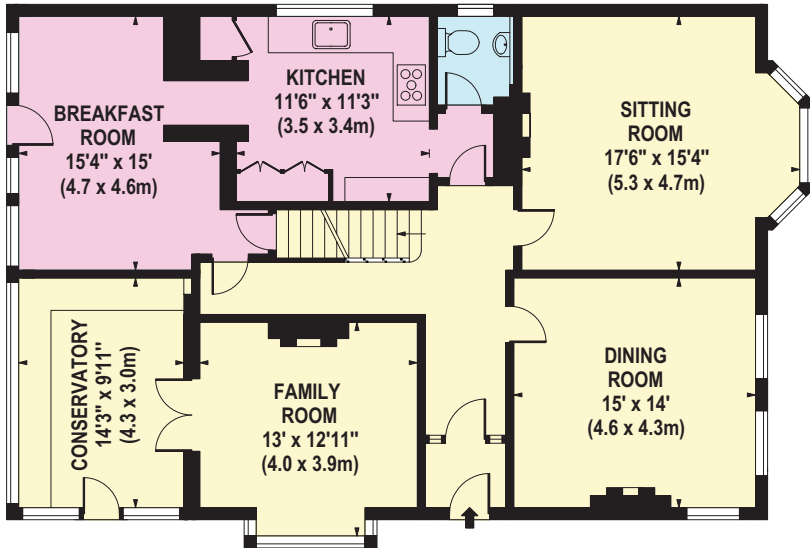
--- = RESTRICTED HEAD HEIGHT AREA



CELLAR



FIRST FLOOR



GROUND FLOOR

