



Croydon Road, Reigate
Surrey, RH2



Beyond your expectations

A beautifully presented six bedroom bespoke built home

Hamptons International

6-8 Church Street, Reigate, Surrey, RH2 0AN

Sales. 01737 244422

reigate@hamptons-int.com

www.hamptons.co.uk

6 Bedrooms | 4 Bathrooms | Sitting Room | Dining Room | Study | Luxury Kitchen/Breakfast Room | Utility | Electric Double Garage | Ample Parking | High Quality Finish | 7 year LABC guarantee remaining

Guide Price £1,650,000 Freehold

Description

This beautifully presented bespoke built family home offers a little over 4300 sq ft of light and spacious accommodation. The magnificent open plan hallway affords views to the rear garden through bi fold doors which lead on to the rear terrace. An attractive oak and glass staircase leads to the first floor, the ground floor has under floor heating and engineered oak flooring services the majority of the ground floor rooms. The hallway gives access to a WC, a generous dining room and leads in to a magnificent open plan kitchen/breakfast room with feature wood topped breakfast bar and feature exposed brick wall. The kitchen is fitted with a range of hand painted units with granite tops, butler sink with boiling water tap, a walk in larder cupboard, built in dishwasher, plumbed American style fridge/freezer and space for a range style oven. The utility room has a stable door to outside and a laundry chute from the first floor. The dual aspect sitting room has a feature brick fireplace with wood burner stove and a secret door for log access from the outside as well as bi fold doors to the garden. On the first floor is a large open plan landing with an oak and glass staircase to the second floor. The dual aspect master bedroom suite has a walk in dressing room, and a luxury ensuite bathroom with remote control shower unit, there are two further double bedrooms both with ensuite showers and three further double bedrooms, one of which is currently used as a playroom and a family bathroom. All bathrooms are finished to a high standard with Villeroy & Boch fittings and the master and

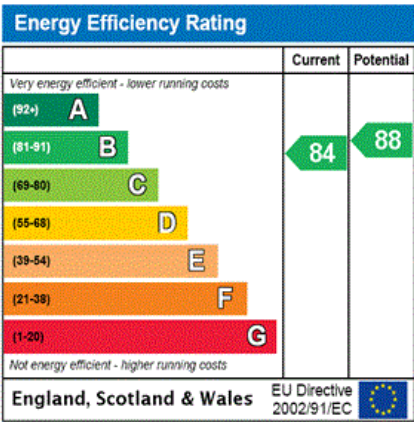
family bathrooms have low level LED sensor lighting. The second floor has an additional room that the vendors currently use as a home office, there are two large walk in loft storage areas that could very easily be converted to additional accommodation, subject to relevant building regulations. The property also benefits from installation of Cat6 network data cabling for internet access and home working.

Outside

The attractive south westerly facing plot is approaching one quarter of an acre and is made up of level lawn, feature terrace and is enclosed by mature trees and colourful shrubberies. At the front of the property is a large block brick driveway providing parking for several vehicles. Partly enclosed by wood fencing with two level lawn areas.

Location

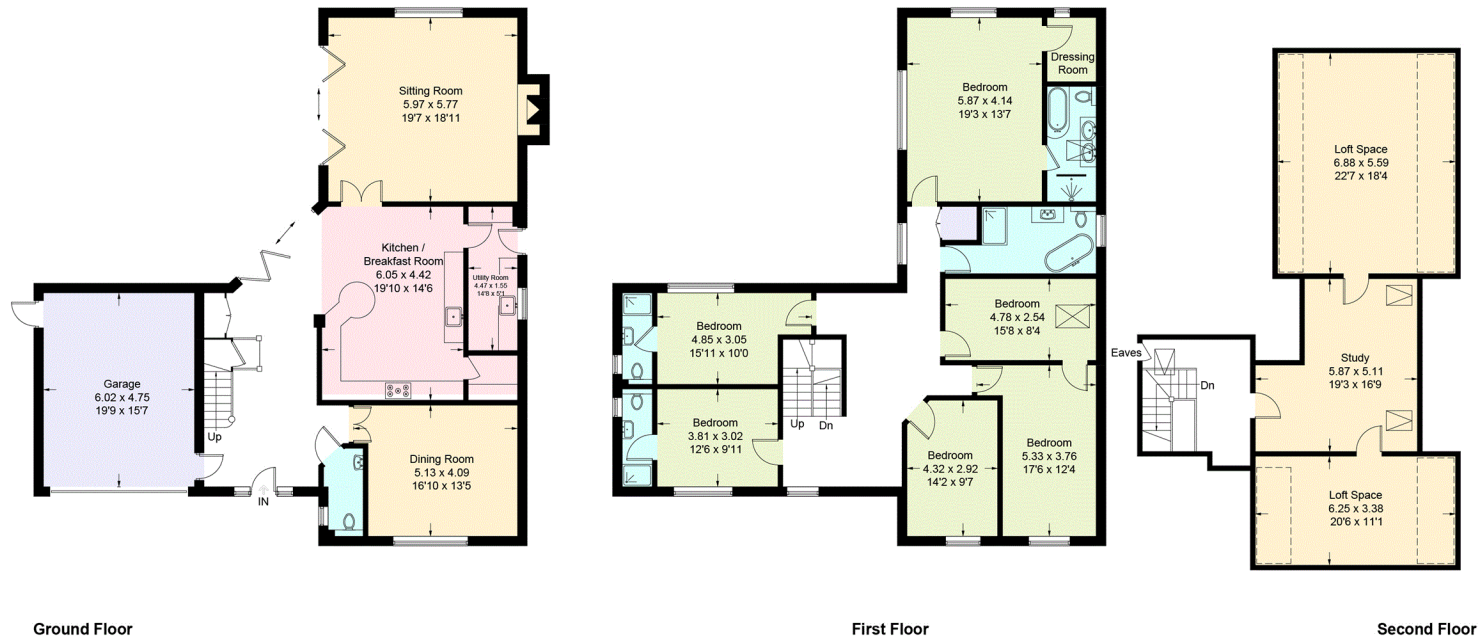
Reigate town centre provides a comprehensive range of local shops and boutiques including Laura Ashley and M&S Simply Food. There are also a good number of restaurants, cafes. Reigate also boasts a number of good schools, state and independent. These include Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary. Commuting to London from Reigate station takes around 45 minutes into London Bridge or Victoria. A single stop to Redhill mainline station offers direct routes into London Bridge and Victoria in under 40 minutes.



Approximate Gross Internal Area = 404.2 sq m / 4351 sq ft
(Including Garage / Loft Space / Reduced Headroom)



 = Reduced headroom below 1.5m / 5'0



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. (ID339148)
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

