



Smoke Lane, Reigate

In Excess of £1,000,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Smoke Lane, Reigate

An opportunity to purchase a substantial extended 4/5-bedroom 3-bathroom family home of approximately 1964sq ft over three floors. The brick-paved driveway leads to an integral garage with mezzanine storage and off-road parking for two cars. Attractive gardens with panoramic views to both front and rear. Situated in a quiet cul-de-sac in a sought-after location within walking distance of Reigate town centre and Priory Park with proximity to Earlswood Common.

Approaching the property, there is a brick-paved driveway leading to the garage, which has a mezzanine storage space and an electric door. The garden has established planting with tiered, brick retaining walls and flower beds, with steps and paths on each side giving access to the rear garden. There is also a paved area adjacent to the house by the front door.

Entering the house, there is a good-sized hall with a window to the side, ensuring plenty of light. The flooring is made of mid-grey ceramic tiles with grey carpet in the areas ahead. To the right, a door opens into the garage; the stairs are ahead, and immediately to the left is the shower room; beyond and left is bedroom 5/ family/ playroom. This is presently used as a spacious double guest bedroom with a large window to the front of the property and the shower room alongside. This has a corner shower cubicle, a white WC, a wash hand basin, and a ladder-style radiator. There are ceramic floor tiles and full-height wall tiles with feature inset tiling.





Smoke Lane, Reigate

A short flight of stairs leads to the generously proportioned lounge, which has an extra height of approximately one and a half times, giving it a further sense of space. Velux windows flood it with light. A wood burner provides a focal point in the room, and it has a brick base topped with marble and a marble surround.

Ahead is the conservatory, which runs across the rear of the house. Double doors at each end open into a patio in the rear garden. It has a table and six chairs, and space is all around for additional furniture.

The kitchen and utility area has a good range of wall and base units with plenty of appliance space. The colour scheme is striking, with dark units contrasting with light flooring. Integrated items include an oven and an induction hob with an extractor above. There is space and plumbing for a dishwasher, a washing machine, and a tumble dryer. Beyond the utility area is space and plumbing for an American-style fridge/ freezer and a handy, large storage unit across one wall with shelving above and deep drawers below.



Smoke Lane, Reigate

Moving along, another short flight of stairs leads to the first-floor accommodation, with the master bedroom to the right overlooking the front of the house. Given the property's location and all the benefits of a quiet cul-de-sac, stunning panoramic views exist. It is a large room currently with a king-size bed, and along one wall, there are four double built-in wardrobes, two of which are mirror-fronted. Bedrooms 3 and 4 are double rooms to the front of the house with the same delightful outlook. Bedroom 3 is presently used as a study and is ideal for those working from home. The family bathroom has a white suite comprising a shower, a bath with a handheld shower attachment, a WC, and a wash hand basin. There is attractive décor with dark ceramic floor tiles contrasting with white wall tiles with colourful feature tiling, together with a chrome ladder-style radiator.

A further short flight of stairs leads to bedroom two, another good-sized double with an en-suite shower room. It is located at the rear of the house, overlooking the garden and having far-reaching views. Again, there is excellent storage with five built-in wardrobes, two mirror-fronted along one wall, and three double storage cupboards along the adjacent wall. The en-suite shower room has onyx wall and floor tiles, a shower cubicle, a WC and wash hand basin, a chrome ladder-style radiator, and ceiling spotlights.





Smoke Lane, Reigate

Outside

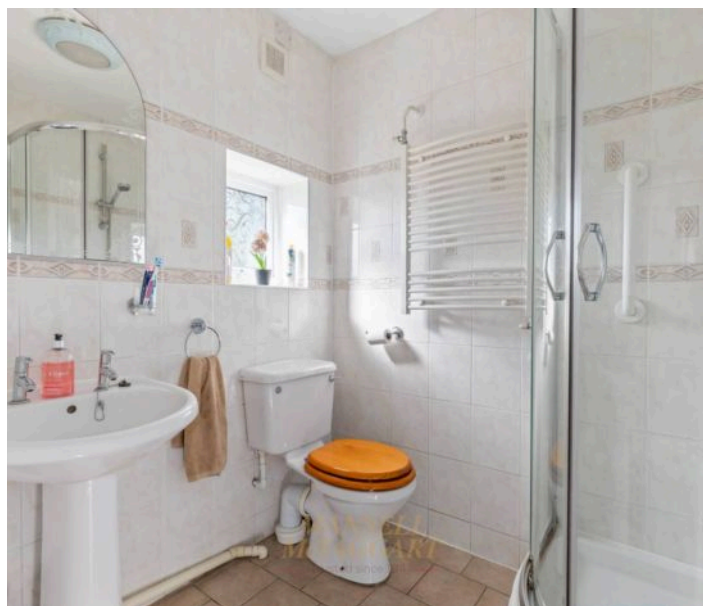
Approaching the property, there is a brick-paved driveway leading to the garage, which has a mezzanine storage space and an electric door. The garden has established planting with tiered, brick retaining walls with steps and paths on each side giving access to the rear garden together with a paved area adjacent to the house by the front door. The sunny, terraced rear garden is not overlooked and is ideal for relaxing and socialising with friends and family. There is picket fencing along the rear boundary, and the land beyond drops away sharply into the valley with only the wildlife as near neighbours! There are far-reaching views with St Mary's Church and Reigate Hill in the distance. In the summertime, the garden is more enclosed with an even greater sense of total privacy when the trees are in whole leaf. A brick and paved patio runs the full width of the house, accessed from both ends of the conservatory and also from the utility room, and it presently has a small table and chairs. A curved brick retaining wall has steps at each end leading up to the next level. There is another larger terraced area that can be used for outside dining, BBQS and entertaining. There is a further seating/sunbathing area, an expanse of lawn with a useful garden shed to the left. There are trees, shrubs and flowers, including established rhododendrons and lovely weeping willows within a flowerbed.



Smoke Lane, Reigate

Agents note : The property also benefits from solar panels. These generate circa £2500 per annum in returns alongside making the property self sufficient on Electricity though the year.

- An opportunity to purchase a substantial extended 4/5-bedroom 3-bathroom family home of approximately 1964sq ft over three floors
- Well-maintained with attractive décor, ceramic flooring, white interior doors, alarm, electric garage door and extensive solar panels
- The property includes a lounge, conservatory, kitchen, utility room, bedroom 5/ family room/playroom, and downstairs shower room
- Master bedroom with four double built-in wardrobes, three double bedrooms with en-suite shower room and family bathroom
- Brick-paved driveway leading to garage with mezzanine storage, off-road parking for two cars, and attractive gardens with panoramic views to both front and rear
- Solar panels installed, providing payments of approximately £2500 per year together with free electricity during the year.
- Situated in a quiet cul-de-sac in a sought-after location within walking distance of Reigate town centre and Priory Park with close proximity to Earlswood Common
- Within walking distance of both independent schools Reigate Grammar and Dunottar. Also within catchment area to Reigate School and Reigate Priory.
- Council Tax Band 'F' and EPC 'C'





Total area: approx. 177.3 sq. metres (1908.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.