



Reigate  
Guide price £1,550,000



Robert  
Leech .





There are not enough superlatives to describe this simply stunning detached family home. Situated within 0.25 miles of the town centre within a popular cul de sac this house has been transformed by the current owners and delivers wonderful accommodation, whilst also oozing a gorgeous contemporary finish throughout. With an in-out drive at the front of the house providing ample parking for a number of cars and a pretty front garden with specimen trees, the property opens into a good size hall. The reception space offers a terrific balance with a modern open plan living feel, perfect for entertaining but still retaining clearly defined reception areas. The kitchen/diner/family room is a real feature, including a sumptuous kitchen with gorgeous white units and works surfaces that then flows seamlessly onto the dining/family areas, before opening via bi-folding doors out to the garden, with under floor heating.

A beautiful staircase with glass balustrade leads to a galleried landing and the first floor accommodation. All four bedrooms are double sized and all feature fitted storage. The master suite packs a real “wow factor” punch with its bank of fitted wardrobes, stunning en suite and vaulted ceiling in the bedroom area with bi folding doors opening out to a juliet balcony overlooking the south facing garden. The garden itself is also a great size, particularly given the proximity to the town and includes a patio seating area to enjoy al fresco dining or evening drinks from, a large lawn as well as an area of artificial grass perfect for a kids play area.



0.5 miles  
Reigate



6.6 miles  
Gatwick



0.4 mile  
Reigate

- Extended detached family home
- South facing large garden
- Off street parking
- 4 bedrooms
- 2 bathrooms
- Utility room and study
- Open plan living with separate reception rooms
- Gated driveway
- Cul de sac position
- Central location perfect for town, station and schools



**OXTED**  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

**REIGATE**  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

**LINGFIELD**  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

**LONDON**  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION

Reigate provides a comprehensive range of local shops and boutiques including Jo Malone, Space NK and M&S Simply Food. There are also a good number of restaurants and cafes including The Chapel, Urban Kitchen, Costa & Starbucks. Local restaurants include Cullenders, Pizza Express, Wagamama's, Nandos and Bills. The area offers a wide range of sporting facilities including rugby, cricket, and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom.

Reigate station into London takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

## FAQs

- Reigate & Banstead District Council
- Internal floor area 2690 sq ft
- South facing garden
- Main gas supply



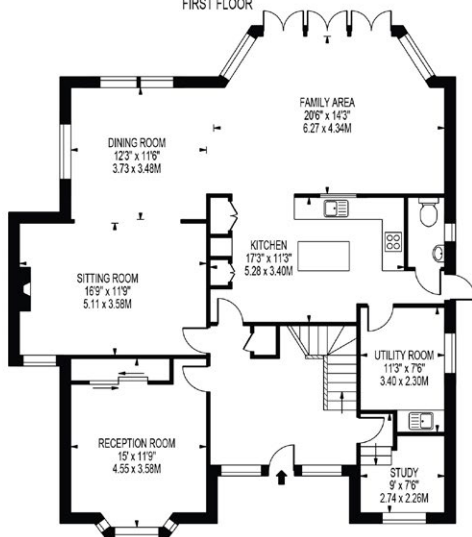


### CHART WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2690 SQ FT - 249.90 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Robert Leech

