



Smoke Lane RH2

£1,150,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Nestled in one of Reigate's most popular locations, this mid-century gem, thought to be the second-highest dwelling in Reigate, offers an unparalleled living experience. Boasting sweeping, extensive views across to the North Downs and all the way to the South Downs.

Situated in a cul-de-sac at the end of the desirable Smoke Lane, just a short stroll south of Reigate's historical high street, this home offers both seclusion and convenience. A public footpath adjacent to Priory Park is within walking distance, making it perfect for leisurely strolls.

The house comprises four bedrooms and two bathrooms, with a layout currently configured to supply multi-generational living. Set across multiple levels, typical of mid-century architecture, picture-style windows frame far-reaching views from both the front and the rear of the property.

Stepping into the garden, a patio area is perfect for al fresco dining. Ascend the steps to a flat lawn, where you can bask in the sun and soak in the stunning views. Despite its north-facing aspect, the elevated garden benefits from ample sunlight. The woodland to the rear creates a tranquil setting.

Completing this property is a driveway and a large garage. Neighbouring houses have been modernised and extended, inviting you to envision maximising this home's potential (STP).







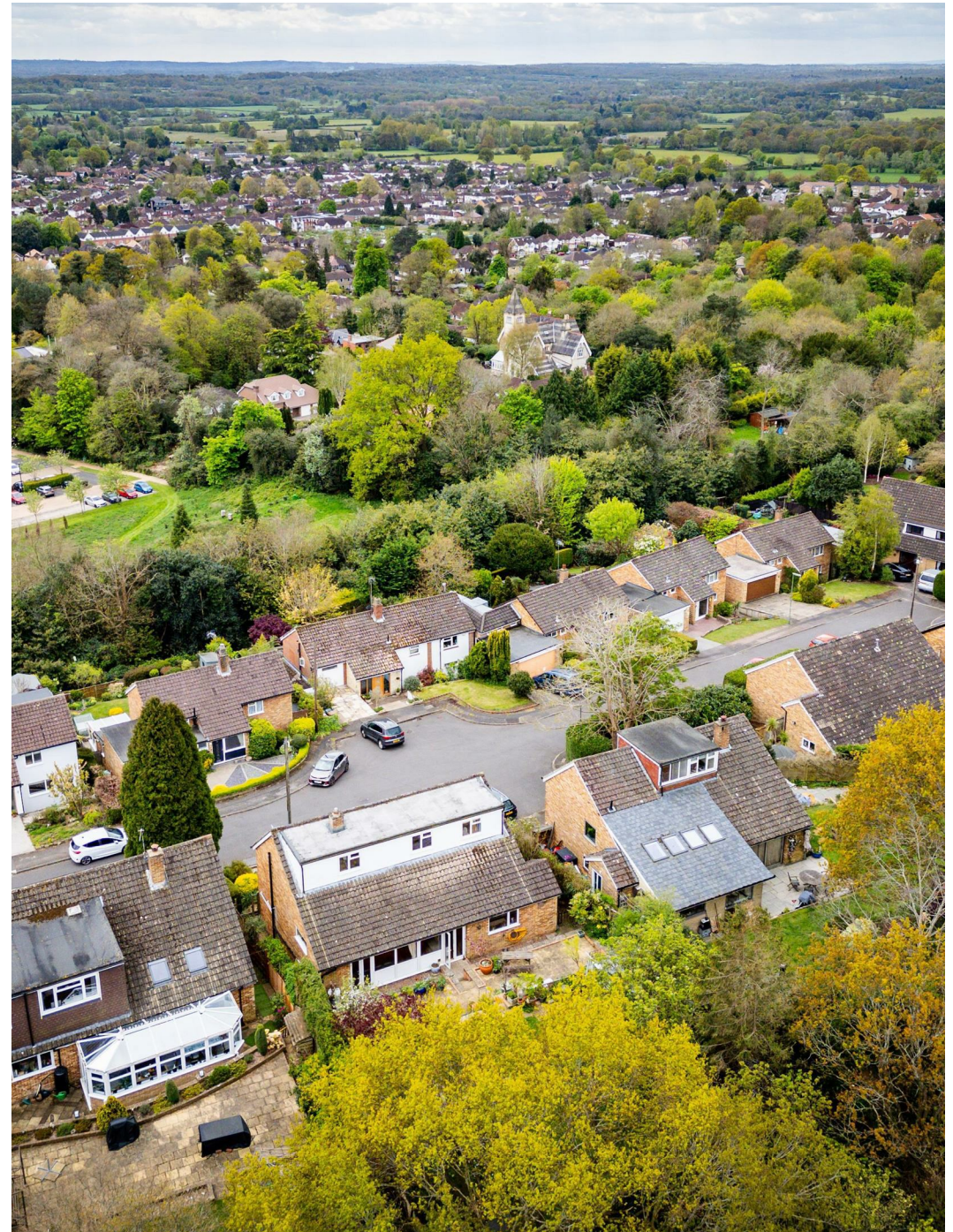


Families on Smoke Lane benefit from a wide range of educational options. Reigate boasts an excellent selection of schools including Priory, The Parish and Reigate school.

A short stroll from Smoke Lane lies Reigate's historical high street, bustling with an array of independent shops, boutiques, cafes, and restaurants. From charming coffee shops perfect for a morning pick-me-up to fine dining.

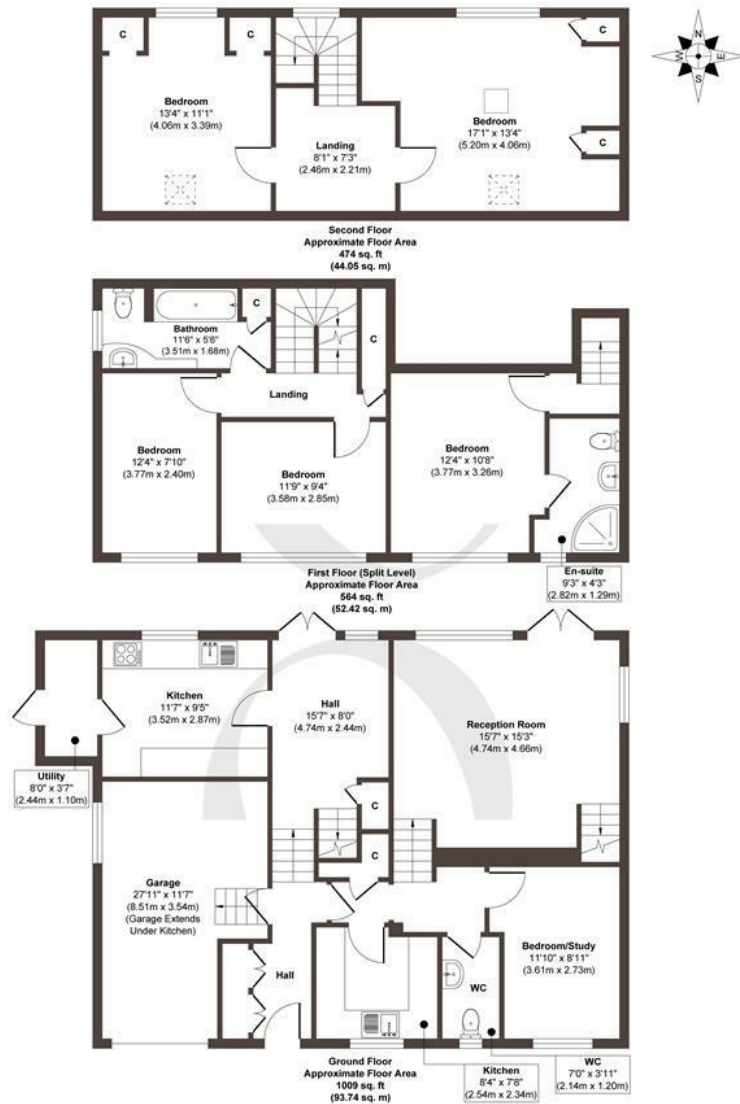
Adjacent to Smoke Lane, Priory Park offers a serene escape from the hustle of daily life. With its beautiful gardens, children's play areas, and sports facilities, Priory Park is a beloved destination.

Reigate train station is conveniently located nearby, offering regular services to London and other major cities. Additionally, the M25 motorway is just a short drive away, connecting residents to the wider motorway network.









Approx. Gross Internal Floor Area 2047 sq. ft / 190.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The Details

- Mid century detached house
- Family accommodation spread over split levels
- Quiet residential road
- Five to six bedrooms and two bathrooms
- Currently configured for multi-generational living
- Beautiful elevated garden
- Driveway and large garage
- Potential to renovate and extend (STP)
- Far reaching views to the South and North downs
- Solar panels

Size
Approx 2047.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
F



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved