



*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*



Guide price - £1,000,000 - £1,100,000

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).

















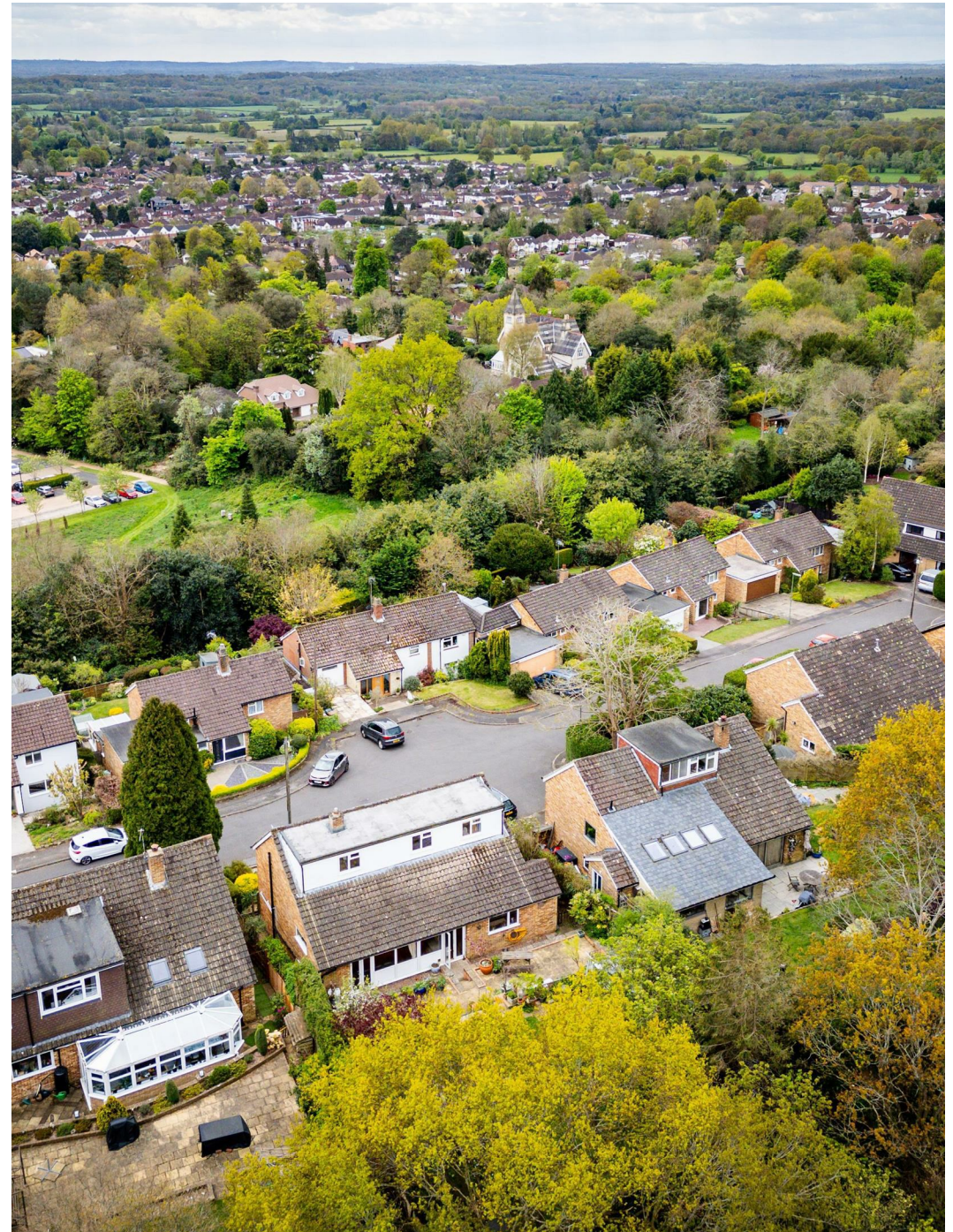


Families on Smoke Lane benefit from a wide range of educational options. Reigate boasts an excellent selection of schools including Priory, The Parish and Reigate school.

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.



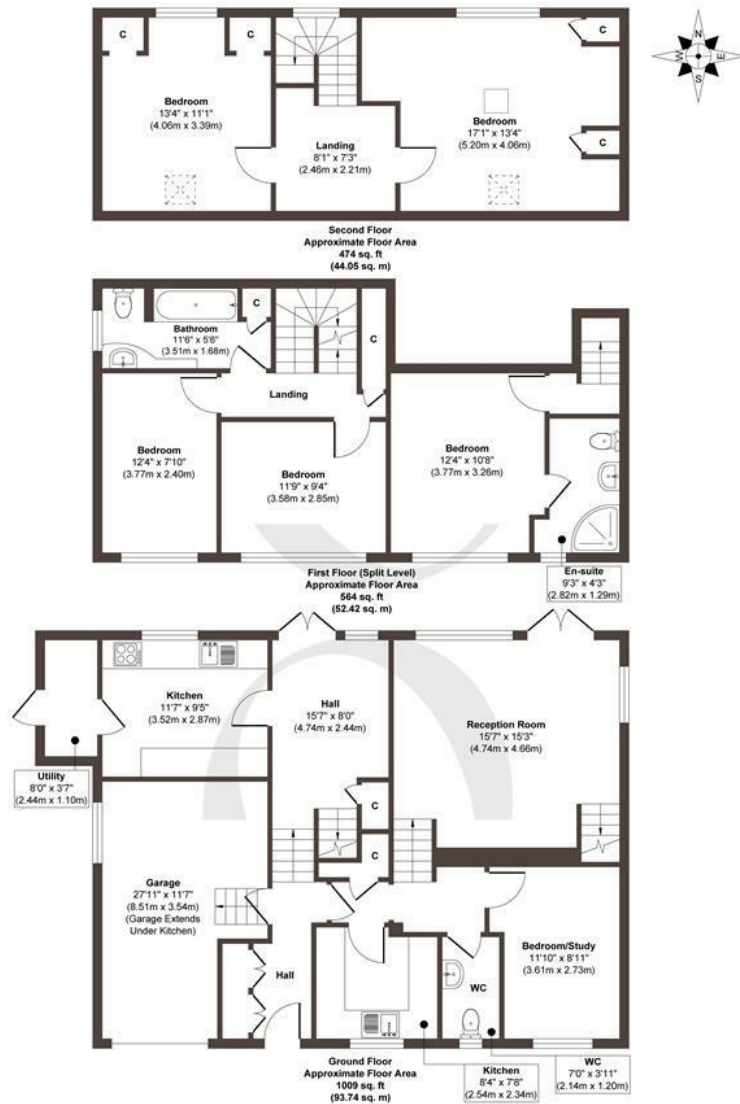












**Approx. Gross Internal Floor Area 2047 sq. ft / 190.21 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- Guide price - £1,000,000 - £1,100,000
- 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





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*Let's Talk*

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