



*Sandcross Lane RH2*

£700,000

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

————— *The Stone Family*





Introducing this meticulously renovated and extended 4-bedroom family home on Sandcross Lane in Reigate. Combining elegant period features with modern conveniences, this property is ideal for families seeking a luxurious lifestyle.

Upon entering the new porch, a bright hallway welcomes you, leading to a cosy lounge bathed in natural light from the curved bay window. Darker tones and a log burning fireplace add a touch of classic refinement.

The intelligently designed rear extension expands the kitchen and integrates the dining area into a spacious, light-filled reception space. Light tones and modern panelling create a stylish focal point, while bifold doors open to a large garden, offering seamless indoor-outdoor living.

The extended modern kitchen features high-end appliances and ample storage, with an adjacent utility room & WC for added convenience. The generous garden offers space for play, gardening, and relaxation, and the property includes a garage aswell as parking to the front.





The home features four well-proportioned bedrooms and a dedicated office. The master bedroom, with its curved bay window and built in wardrobes, is a serene sanctuary. The second double bedroom with further built in wardrobes, as well as study are positioned on the first floor along with the modern bathroom with roll top bath.

The expansive loft conversion which was added by the current owners includes two further double bedrooms, great storage as well as another modern shower room.











For families, Sandcross Lane boasts proximity to esteemed schools, including the revered Reigate School. Additionally, nearby Sandcross and Dovers Green provides great educational opportunities for younger scholars, ensuring that families have access to top-tier education right on their doorstep.

Commuters enjoy swift access to the M25 motorway, facilitating seamless travel to nearby towns and cities. The nearby Reigate train station provides efficient rail services, connecting residents to London and beyond, making daily commutes a stress-free affair.

Stepping into Reigate's historic high street is like taking a journey back in time. Lined with quaint boutiques, charming cafes, and cosy pubs, the high street exudes old-world charm while catering to modern tastes. Local amenities abound, whether browsing through artisanal shops or enjoying a leisurely coffee at a cosy cafe.

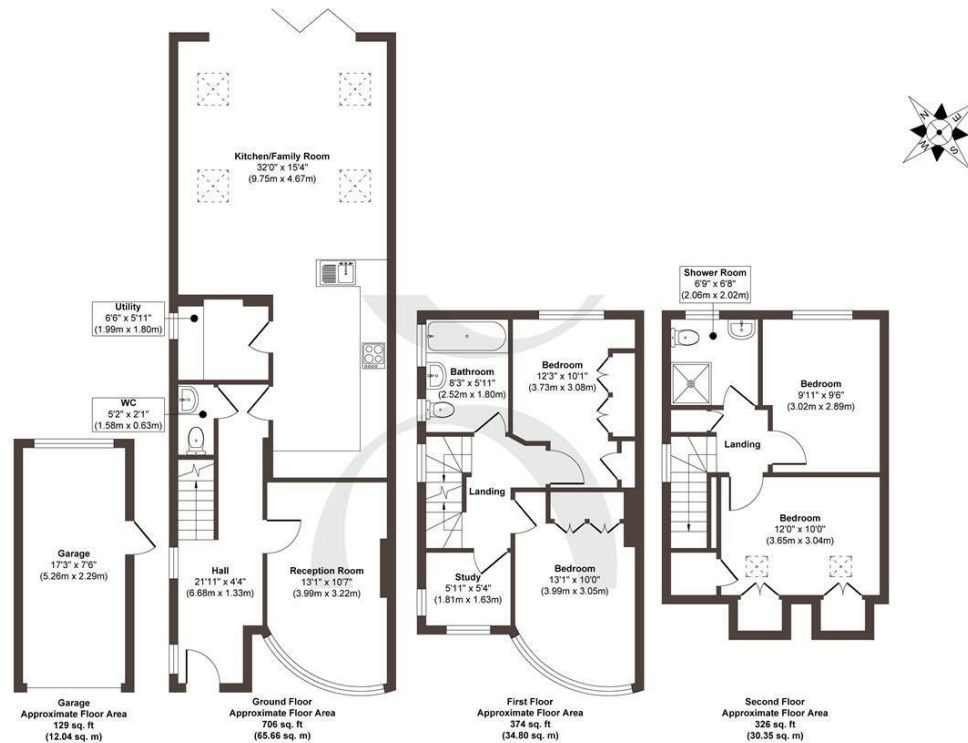












**Approx. Gross Internal Floor Area 1535 sq. ft / 142.85 sq. m (Including Garage)**

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

Produced by Elements Property

STONE

## The Details

- Four bedroom semi detached house
- Additional study
- Large extended kitchen extension leading to the garden
- Garage and off street parking
- Utility room and WC
- Two bathrooms
- Extended porch adding a larger hallway
- Great location, close to good school

Size  
Approx 1535.00 sqft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
D



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