



Smoke Lane RH2

£999,950

“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).







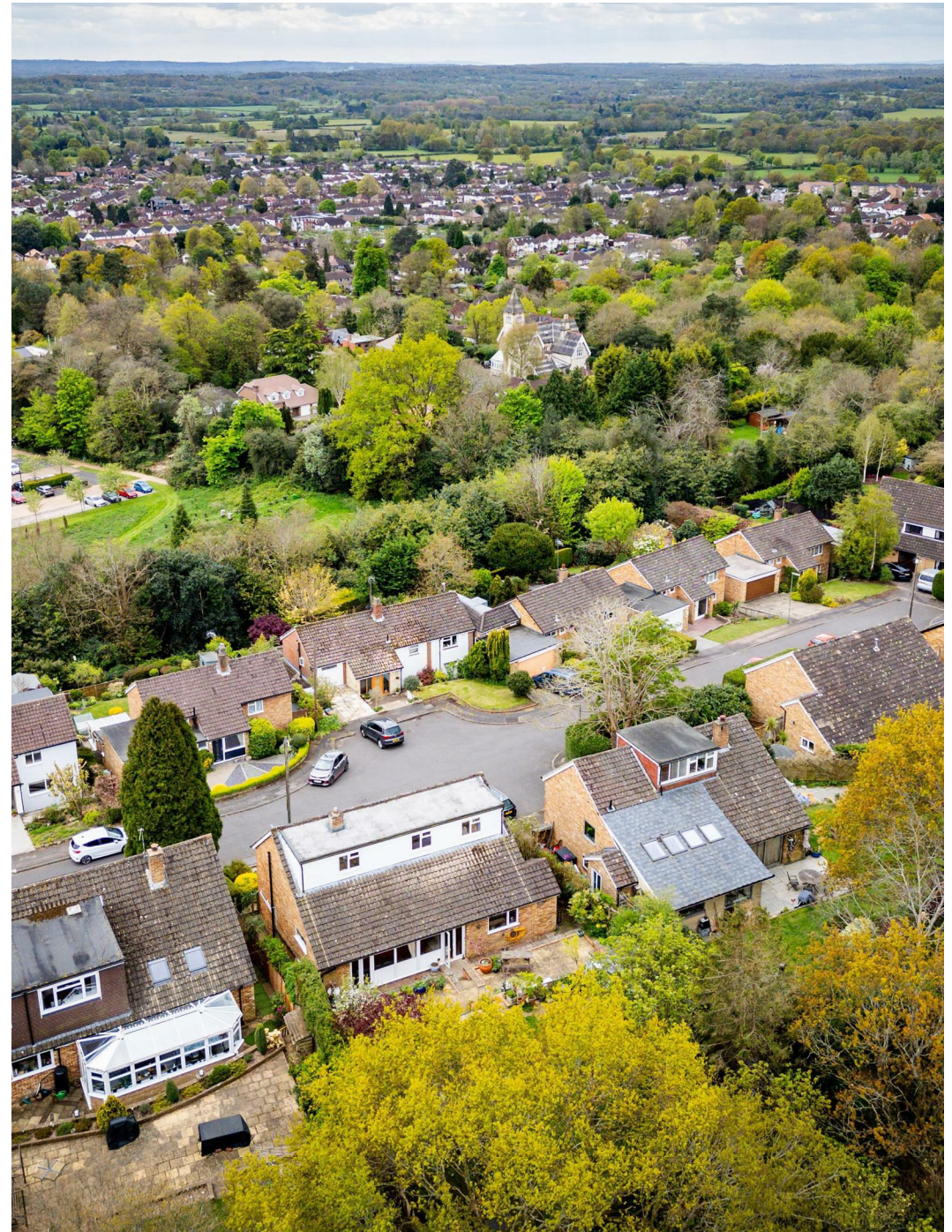


Families on Smoke Lane benefit from a wide range of educational options. Reigate boasts an excellent selection of schools including Priory, The Parish and Reigate school.

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.





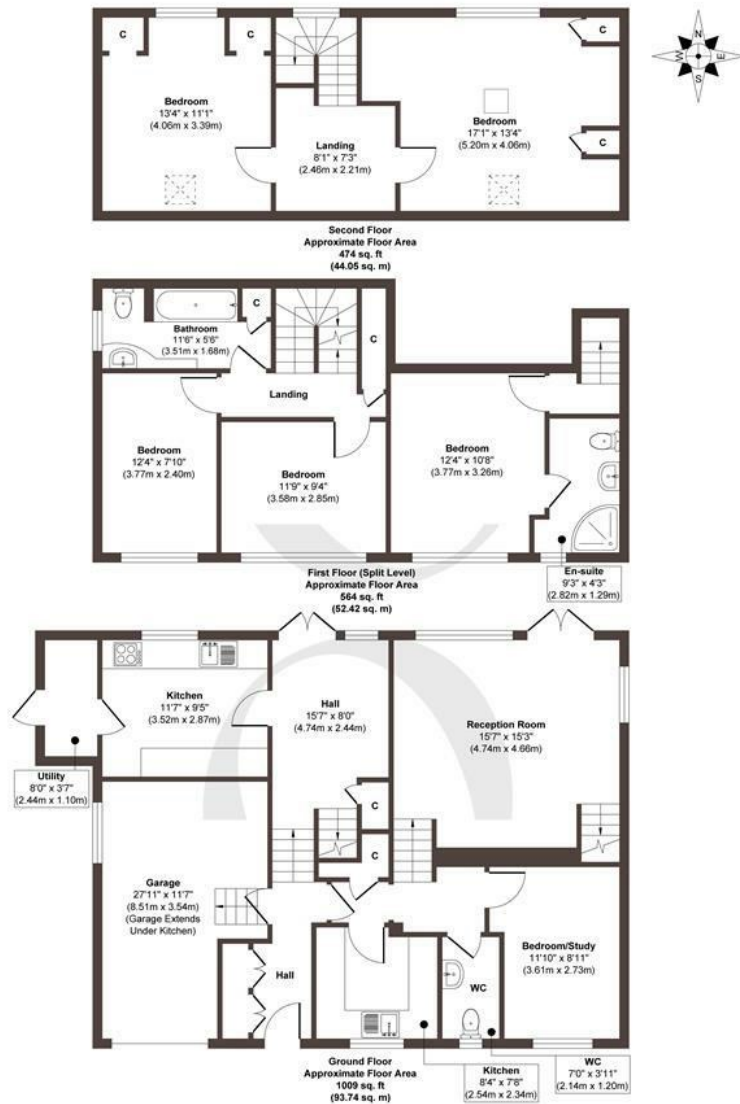
Design ideas: 3D sketch

Creating a *connection* to the *garden* and *transforming* the back of the house



DISCLAIMER

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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

- Great residential location in Reigate
- Family accommodation spread over split levels
- Four/five bedrooms and two bathrooms on a quiet residential road
- Currently configured for multi-generational living
- Beautiful elevated garden, plus far reaching views to the South and North downs
- Excellent potential to renovate and extend (STP)
- Drawings completed by renowned Reigate architect Sophie Griffiths, available upon request
- Driveway and large garage

Size
Approx 2047.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
F



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