

# Browne's Lodge, Reigate, Surrey

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An amazing Georgian townhouse in Reigate, generous accommodation and walled gardens.

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### Summary of accommodation

#### Main House

Reception hall | Drawing room | Dining room | Study  
Family room | Kitchen/breakfast room | Laundry room  
Two cloakrooms

Stores | boiler room | Gardeners' cloakroom

Seven bedrooms | Three bathrooms | Separate cloakroom

#### Garden and Grounds

Walled garden | Pond | Terrace | Parking

**In all about 0.26 acres**



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## Situation

Reigate benefits a comprehensive range of amenities, shops and boutiques. There are a good number of restaurants, cafes and bars. It is ideally situated for the commuter with both Reigate and Redhill stations being accessible providing connections to London Bridge and Victoria. The M25 Junction 8 is less than four miles to the north with links to London and the wider motorway network. Gatwick Airport is approximately 7.5 miles distant whilst Heathrow Airport is within 30 miles. The area is particularly well served with state and independent schools for all ages including Holmesdale, The Priory, Dunottar, Reigate College and Reigate Grammar. There is good walking and riding locally on Reigate Hill, Reigate Heath, and The North Downs Way. For golfers, nearby courses include Reigate Hill and Reigate Heath.

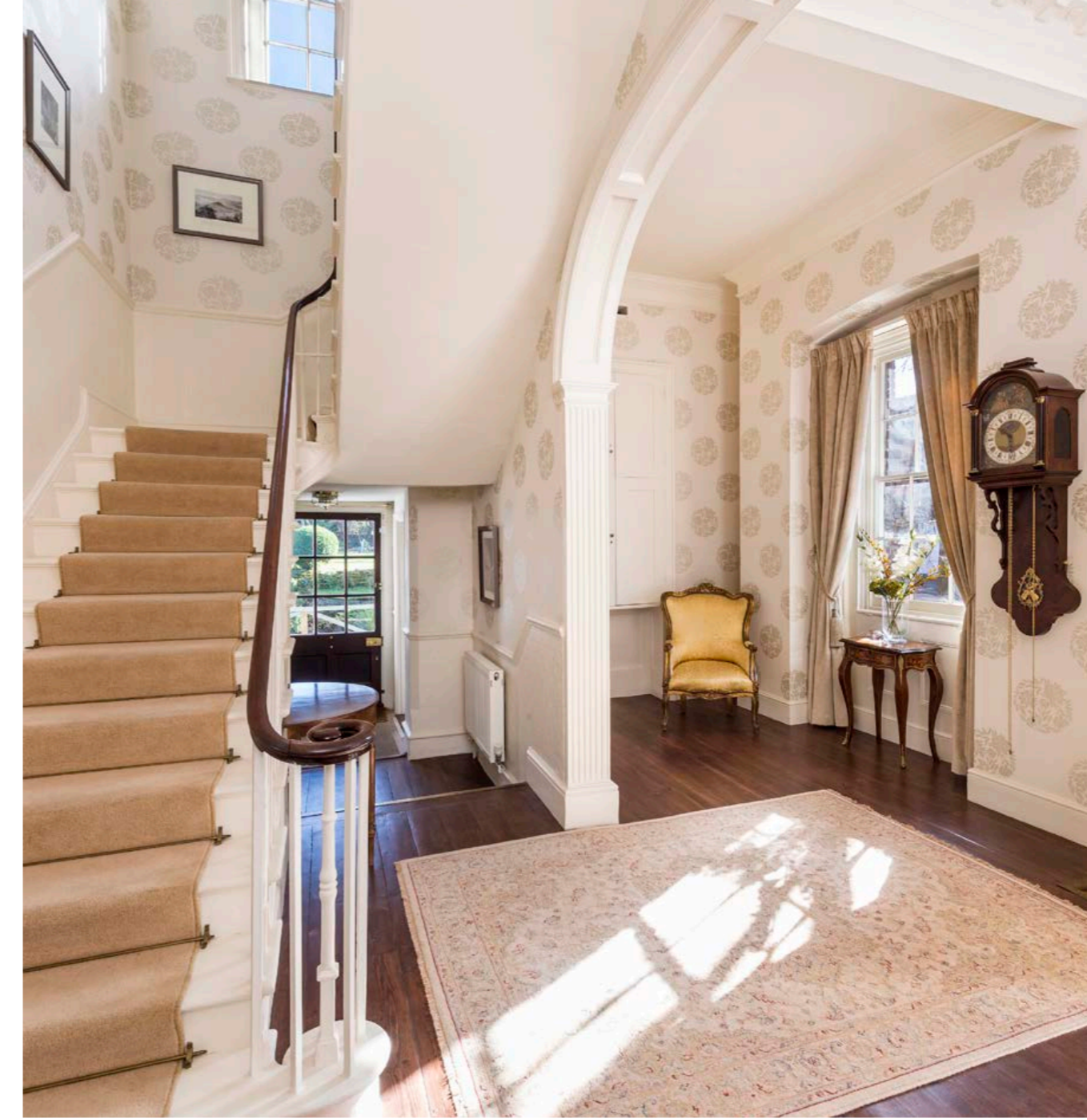
## Distances

Local towns 0.5 miles, plus rail stations 0.9 miles, London 29 miles (London Waterloo from 1 hour)

**Roads:** A3 Milford 17 miles, M25 (Wisley Junction 10) 16 miles

**Airports:** London Gatwick 7.3 miles, London Heathrow 28.4 miles

(Distances and times approximate)



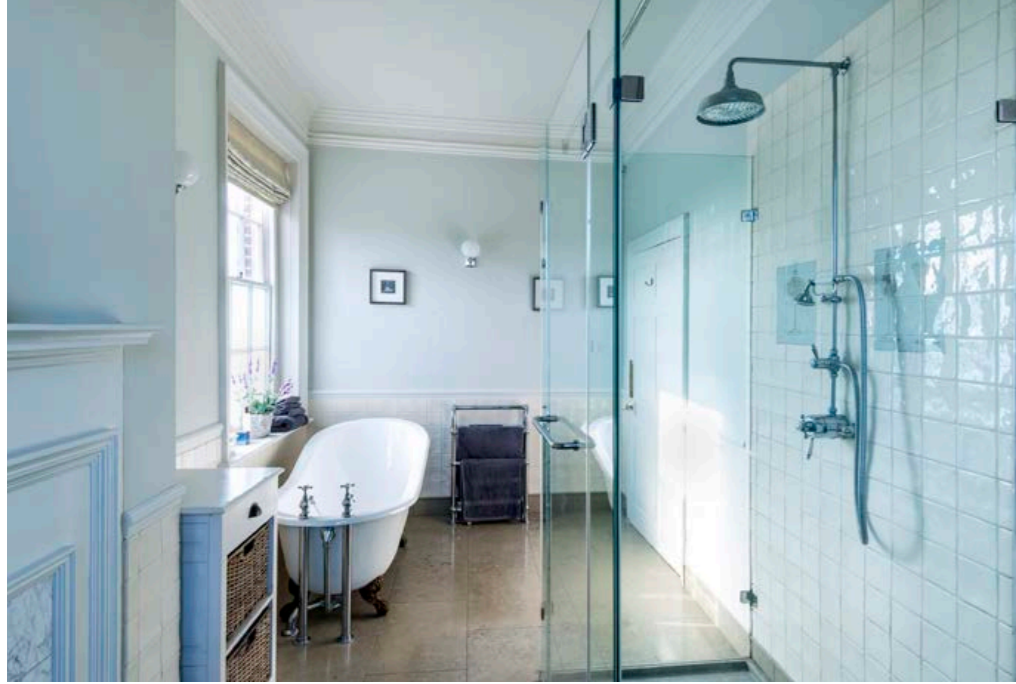
## Browne's Lodge

With its exquisite late Georgian architectural detailing, Browne's Lodge stands as a prime example of the period and is Listed Grade II\*. The house occupies a commanding position on the outskirts of the centre of Reigate, a treasured town in Surrey. A stone plaque dates its construction back to 1784, showcasing the enduring elegance and symmetry characteristic of its era. Meticulous restoration efforts by the current owners have preserved its historical charm while modernising its infrastructure, transforming it into a splendid family residence.

The restoration works have encompassed various facets, including re-plastering, updating of wiring and plumbing and complete redecoration. The honeyed oak floors have been lovingly restored and the lower ground floor has been reimagined to provide the house with a modern kitchen/breakfast room. The grand reception areas on the upper ground floor boast ceilings nearly twelve feet high adorned with original ornate coving and frieze detailing, complemented by original fireplaces.

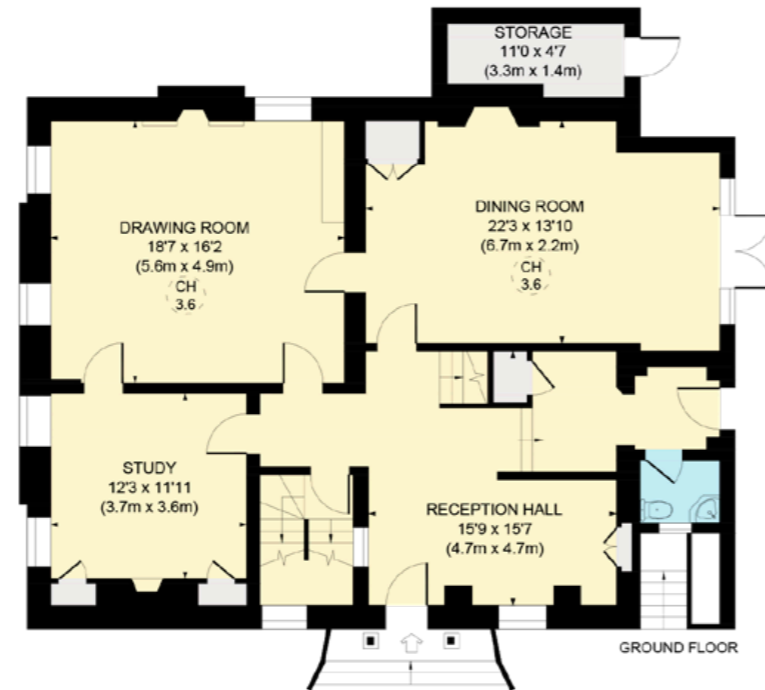
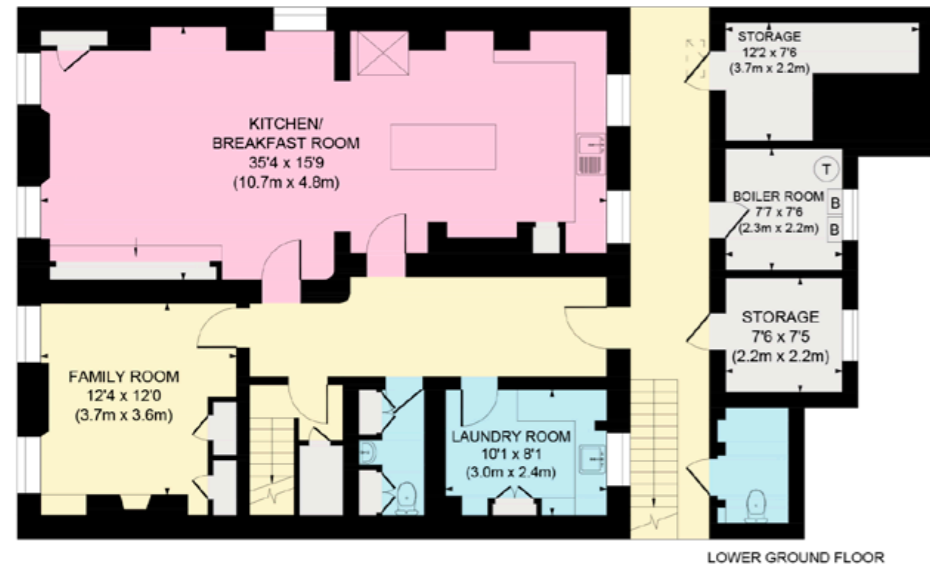
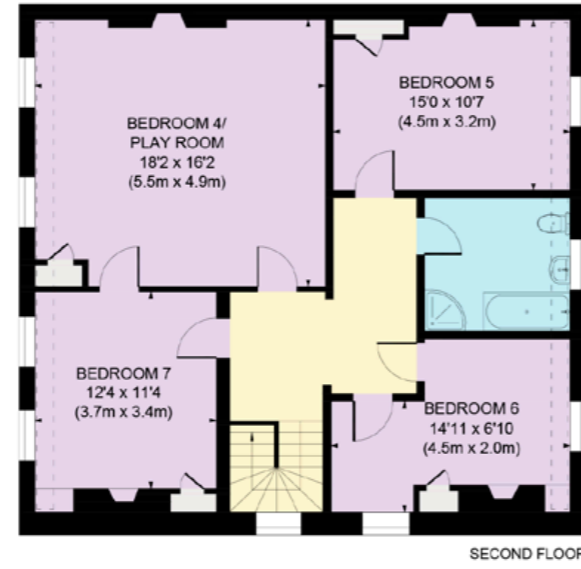
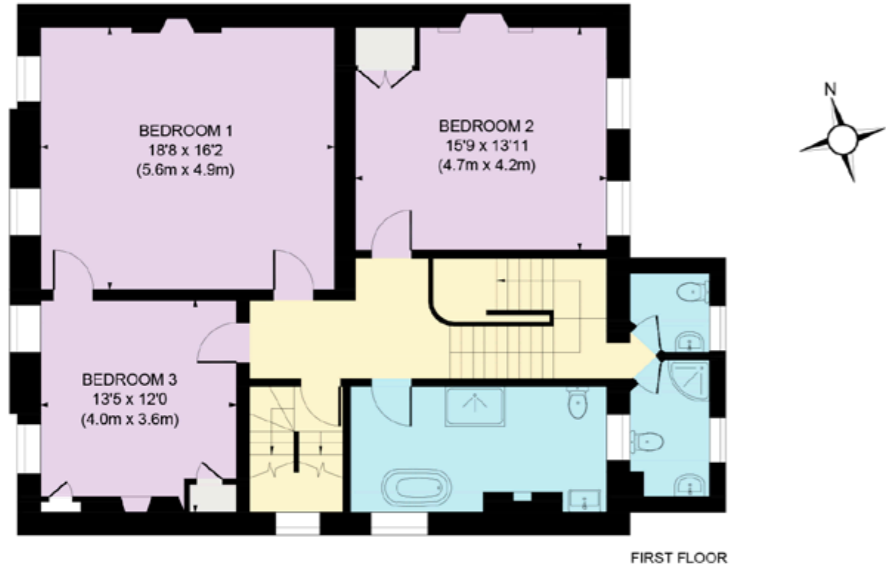
Ascending to the first floor reveals a spacious landing leading to the principal bedroom and two additional bedrooms. The bathroom has been modernized with underfloor heating, contemporary fixtures and a separate shower. A shower room and separate cloakroom are located on the mezzanine level. The second floor, accessed via a secondary staircase, features four bedrooms, with one currently serving as a playroom along with another bathroom. From this vantage point, panoramic views stretch over Reigate Cricket Club and Priory Park to the south as well as the North Downs and Surrey Hills to the west.





Approximate Gross Internal Floor Area

450.0 sq m / 4,844 sq ft



Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, gas, electricity and drainage.

**Local Authority & Council Tax Band:** Reigate & Banstead Borough Council – 01737 276000. Band H.

**Energy Performance Certificate Rating:** Band D.

Directions (Postcode: RH2 9BS)

Exit the M25 at Junction 8, take the 3rd exit at the roundabout following signs for Reigate. At the roundabout merge onto the A217 towards Reigate. Continue on the A217 for approximately 2 miles. Use the right 2 lanes to merge slightly right into Church street A25. Continue to follow A25 for 0.5 miles. Your destination, 22 West Street, will be on your right. To park, head onto Upper Street from West Street and the drive entrance is the first on the right.

**What3words:** ///festivity.cloth.butter

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Garden and Grounds

To the east of the house are the amazing walled formal gardens with lawn, herbaceous borders, mature topiary and wonderful flower beds as well as York stone path, terraced and lower pond. To the west of the house is a well-proportioned garden with a generous parking area.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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