



# Sandy Lane, Reigate

Guide Price £2,750,000







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Tucked away next to Reigate Heath, with stunning countryside views, this spacious, detached home offers peace and tranquility just 1.5 miles from Reigate town centre

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Torlee offers an incredible amount of space, at well over 5000 sq ft. Superbly located on the edge of Reigate Heath, there are stunning views towards the windmill at Reigate Heath golf course and open countryside beyond, yet you are just a five minute drive to the town centre. The location is idyllic, there are stunning, uninterrupted views from every window.

The accommodation is predominantly laid out on the ground floor of the property. The living space includes a majestic 28' x 23' living room with full length picture windows enjoying both the front and rear aspects, there is a family room, separate dining room and a modern kitchen with a useful utility room. Upstairs is a large games room which makes an ideal escape for older children with room for table tennis, a pool table and comfy seating. There is even a mezzanine level which would be a perfect library or reading nook.

There are two double bedrooms on the first floor as well as three further double bedrooms on the ground floor. The principle suite is an impressive 17 x 17 ft, and has a walk in dressing area as well as a generous en suite bathroom. There is a further shower room on the ground floor as well as a bathroom with separate shower on the first floor.

Perhaps the real beauty of this unique property is found outside. With gardens, designed by the award winning Nic Howard, surrounding the property, it is a tranquil haven. The plot extends to in excess of 3 acres and has different areas to enjoy. The Indian sandstone patio, wraps around the rear of the property creating a wonderful entertaining space. The lawn stretches out and upwards towards the enclosed, heated swimming pool (not currently in use) and this then leads onto the large vegetable garden and in turn the orchard of fruit trees. There is also a natural woodland area, full to the brim with spring bulbs!



# Need to know

- Extensive, detached home, located on the edge of Reigate Heath
- Accommodation measuring well in excess of 5000 sq ft
- Countryside views from every window, yet conveniently placed just 1.5 miles from Reigate town centre
- Magnificent gardens which surround the property, plot size in excess of 3 acres
- Driveway parking for three to four cars as well as a double garage with car electric car charger and large work shop space
- One of the largest thatched roofs in the Surrey area, re thatched approx 30 years ago by a master thatcher
- Built between 1960 - 1962
- Large, principle bedroom suite with walk in dressing room and en suite bathroom with Villeroy and Boch fittings
- Large vegetable garden and a variety of fruit trees, stunning views towards the windmill at Reigate Heath
- Large boarded loft space providing excellent storage

## Interested?

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