



# Reigate Hill, Reigate

Guide Price £1,250,000





This remarkable Victorian home successfully blends elegant period architecture with contemporary design and practical living, presenting a rare opportunity to acquire a substantial family home in North Reigate.





This exceptional five-bedroom detached Victorian residence seamlessly combines timeless period character with stylish contemporary living. Arranged over four expansive floors, the property offers versatile accommodation perfectly suited to modern family life, with beautifully proportioned rooms.

The ground floor has a stunning open-plan kitchen/dining room. Flooded with natural light, bi-fold doors open onto a charming Juliet balcony, with views over the rear garden.. A separate formal lounge provides an elegant retreat, full of original character with high ceilings and sash bay window. Complementing the living space is a collection of practical spaces, including a separate utility room, cloakroom and flexible boot room/study, all perfectly suited to the needs of family life.

On the first floor are four generous double bedrooms. The principal guest suite benefits from its own dressing room and en suite shower room, while the remaining bedrooms are served by a modern family bathroom. The entire second floor is dedicated to an impressive principal suite, creating a private sanctuary to relax and unwind. The spacious bedroom also has its own large en suite bathroom.

The lower ground floor offers additional living space with complete flexibility, comprising two substantial rooms with direct access onto the rear garden. Currently used as children's playrooms, they could equally serve as home offices, a gym, media room or additional reception space.

The property is approached via secure gates to the rear, leading to driveway providing parking for up to four vehicles. To the rear, the garden offers a peaceful setting with easy access from the lower ground floor, creating an ideal environment for entertaining.



# Need to know

- Detached, spacious, five bedroom family home
- Accommodation arranged over four floors
- Generous living room with high ceilings, bay window and feature fireplace
- Kitchen dining room with kitchen island and Juliet balcony overlooking the garden
- Ground floor utility room, cloakroom and boot room/ study
- Spacious principle bedroom suite occupying the whole of the second floor
- Four further double bedrooms and two bathrooms on the first floor
- Gated driveway with parking for four cars, accessed via Fox Lane
- Less than 1 mile to Reigate train station and local shops
- Close to a selection of local schools



Reigate Hill, Reigate

Total Area: 242.1 m<sup>2</sup> ... 2606 ft<sup>2</sup> (excluding void)

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

RALPH JAMES

## Interested?

reigate@ralphjames.co.uk  
01737 333677

ralphjames.co.uk