



26 Windmill Way

Reigate

Guide Price £950,000



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Nestled in a tranquil residential road, this extended four-bedroom detached family home offers an idyllic retreat in a highly sought-after location. Arranged over two floors, the property provides flexible accommodation with the option for two bedrooms on the ground floor, ideal for multi-generational living or a home office setup. The heart of the home is a spacious kitchen/diner, family room, featuring fitted Liebherr fridge and freezer, perfect for family gatherings and entertaining. Natural light floods the living spaces, creating a warm and inviting atmosphere throughout. The property also benefits from generous off-street parking for several cars and a garage, providing ample storage and convenience. Just a short walk away are the green open spaces of Wray Common and Gatton Park, offering excellent opportunities for outdoor recreation. Residents enjoy a welcoming community with friendly neighbours, an active and supportive Windmill Way WhatsApp group and an annual street party, fostering a strong sense of belonging.

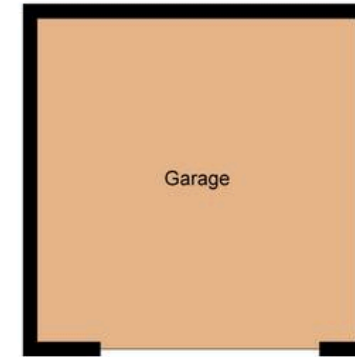
The property sits on a large southerly facing plot of approximately 0.41 acres, presenting a beautifully maintained garden that has been cared for organically with an emphasis on sustainability and environmental stewardship. The south-facing garden is a true highlight, boasting a diverse range of native plants and a newly introduced native hedge, alongside a dedicated wild area that encourages local wildlife. For those with green thumbs, a productive vegetable garden provides the opportunity to grow your own produce in a peaceful setting. The expansive lawn offers plenty of space for



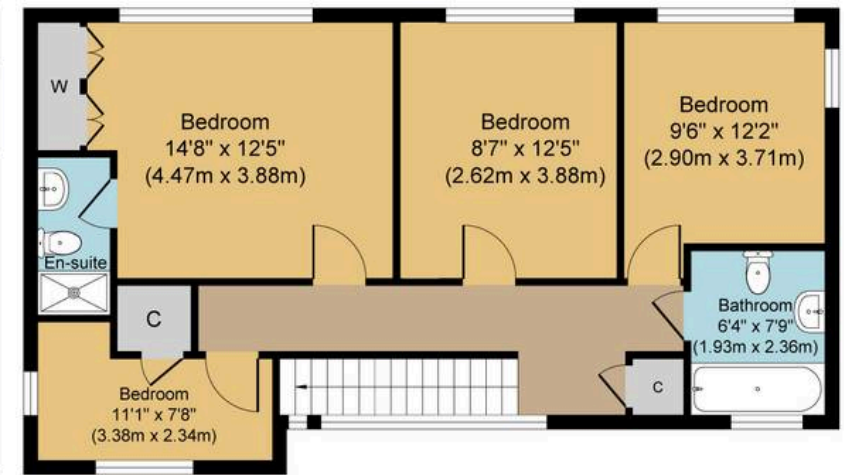




Ground Floor
Approximate Floor Area
943 sq. ft
(87.67 sq. m)



Garage



First Floor
Approximate Floor Area
712 sq. ft
(66.18 sq. m)

Windmill Way, RH2
Approx. Gross Internal Floor Area 1655 sq. ft / 153.75 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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