



Reigate  
£1,450,000

Robert  
Leech. 



A wonderful family home, located in a convenient location, close to many local schools, offering beautifully presented and well proportioned accommodation throughout. With 4 double bedrooms, 2 baths, 5 reception rooms. Off-street parking for several cars, garage and delightful, private, large west-facing garden.



A truly wonderful family home, with well-proportioned and flexible accommodation throughout, situated in a highly regarded residential road in a convenient location. It is close to many of the local schools both in the private and state sector whilst also being a short walk to Wray Common and the North Downs at the top of Reigate Hill.

The ground floor accommodation is well presented throughout and there are 5 reception rooms, all of excellent size, the dining room is delightful whilst there is also ample room for a large table & chairs in the kitchen/breakfast room. The kitchen is comprehensively fitted with a contemporary range of units with integrated appliances and a large central island - a fabulous entertaining space and hub of the home, flooded with natural light as it enjoys a double aspect. The sitting room is delightful with a log burner and beautiful casement doors through to the orangery which has doors giving direct access to the garden and large skylight. There is a further reception room, currently utilised as a TV room and separate study. A cloakroom and utility complete the ground floor.

On the first floor, there are 4 double bedrooms, the master has fabulous views over the rear garden with a balcony to sit out and make the most of the aspect. There are three further good sized bedrooms, one of which has the benefit of an ensuite shower room and there is a good-sized family bathroom.

Outside to the front of the property, there is good screening from the road with mature hedging and off street parking on the gravelled driveway, there is also an integral garage with a door through to the house. The rear garden is fabulous, large & west facing - mature hedging to all sides provides a high degree of privacy and seclusion. A large patio along the rear of the house is the perfect space for outside entertaining in the summer months.



## At a glance

- Fabulous family home
- Wonderful, large west facing rear garden
- Off street parking for several cars and garage
- Well proportioned accommodation throughout
- 4 double bedrooms & 2 bathrooms (1 ensuite)
- 5 reception rooms
- Beautiful family kitchen/breakfast room
- Adaptable accommodation
- Highly regarded residential road
- Council tax band G
- EPC tbc

## Location

Reigate offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques, traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce. In addition to familiar chains, Hatay, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

## Intrigued?

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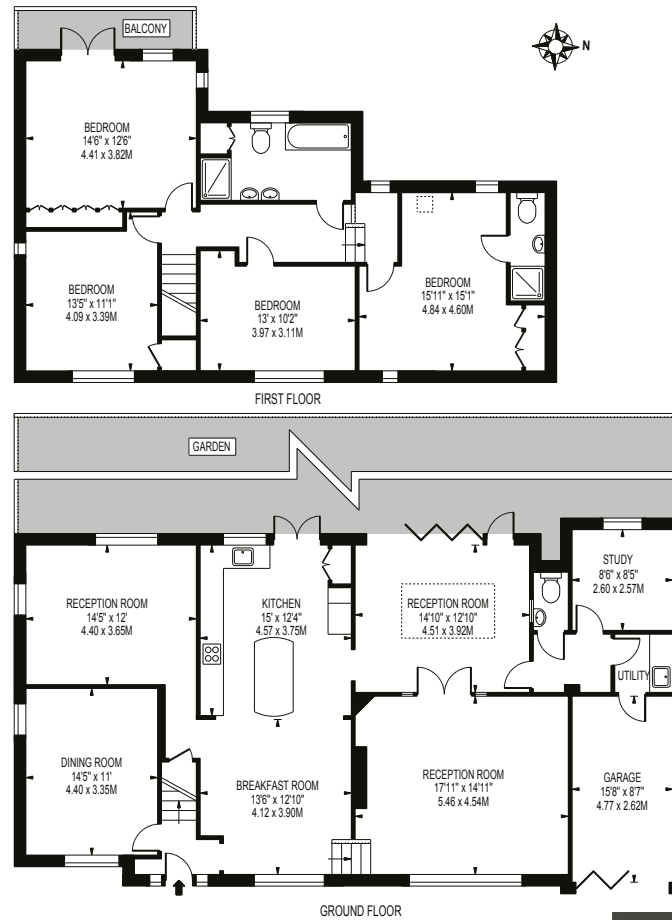
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## WRAY LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2423 SQ FT - 225.14 SQ M  
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 135 SQ FT - 12.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

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REIGATE OXTED LINGFIELD