



Victorian wing tucked away in an elevated position

Cronks Hill Road, Redhill Surrey RH1 6LZ



Lovely views to the front • Off street parking for a number of cars • Good size rear garden • Potential for annexe accommodation

**Local information**

Cronks Hill Road is situated on the southern side of Reigate. Reigate is a thriving Surrey market town at the foot of the North Downs that has a blend of historic landmarks and recreational spaces making it the ideal destination for those in search of a lifestyle change within easy reach of London. The High Street provides a comprehensive range of local shops and boutiques. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is about a mile and a half away, which offers direct routes into London Bridge and Victoria in about 32 minutes. Alternatively, Earlswood Station is about one mile away and has a journey time into London from about 40 minutes. The M25, Junction eight is accessed very easily with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around eight miles distant whilst Heathrow Airport is within 30 miles. Reigate Priory Park is a centrepiece of the town with many acres of open parkland, a feature lake, impressive playground. There is good walking and riding locally in the surrounding countryside. The towns of Redhill and Reigate are particularly well served with state and independent schools for all ages.

**About this property**

Dating originally from about 1850 the property forms a large wing of this charming building. The

property retains some of the original character features whilst also offering updated modern fittings and finishes. The result is a comfortable blend of old and modern which combine to create a delightful and practical family home. The front of the property is approached along a shared sweeping driveway and leads to the private parking area at the front. Features of the accommodation include the impressive main reception room with wonderful high ceiling, feature fireplace and front aspect bay window. The kitchen is a good size and presented to maximize the features of this character home. There is also a useful utility room and cloakroom on this level. On the lower level there is a large double aspect room, usable as a main bedroom or further reception room as required and has a separate door to the front along with a separate shower room. On the first floor there are three bedrooms and a lovely traditional fitted family bathroom. There is a further separate cloakroom on this level. The substantial studio/office is located above the utility room but with access via a separate door from the garden. The front garden is arranged mostly as parking with planted borders. The large rear garden is a significant feature of the property with large terraces for entertaining that then lead to a large lawn at the rear.

**Viewing**

Strictly by appointment with Savills





Approximate Area = 250.9 sq m / 2701 sq ft (Excluding Log Store)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>69</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>42</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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