



Family home on a much sought after private road

Tregoney, Doods Way, Reigate, Surrey RH2 0JT



Delightful family home • Beautifully presented • High quality finish • Excellent location for access to town and station • Private Road

Local information

Situated on Doods Way amidst all of the amenities of this popular market town. The High Street provides a comprehensive range of local shops and boutiques. Reigate Priory Park offers many acres of open parkland and excellent facilities including a great playground, tennis courts, skate park and The Pavilion cafe. There is good walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way. For golfers nearby courses include Reigate Hill, Reigate Heath, Walton Heath and the RAC Club at Epsom. 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 30 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed very easily along Wray Lane, with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is approximately 8 miles distant whilst Heathrow Airport is approximate 30 miles away.

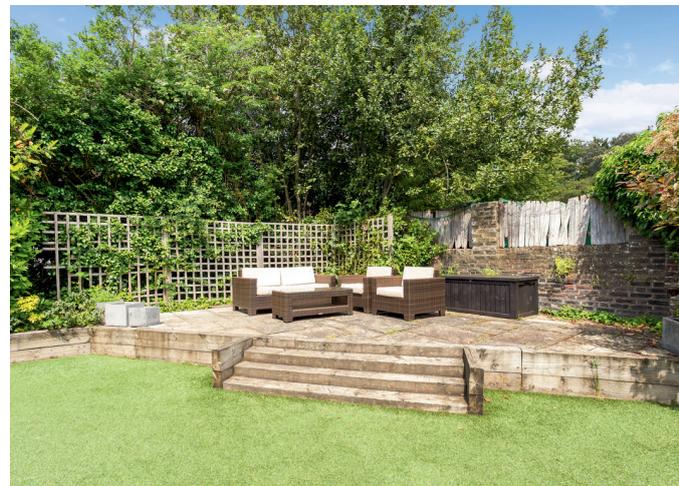
About this property

The property has been finished to a high standard by the present owners and offers flexible living accommodation ideal for a young or growing family. The property is accessed via a five bar gate with a sweeping in and out driveway leading to the front. The bright

entrance hall has views straight through onto the rear gardens and gives access into a generous sized study, the family room/ playroom, a cloakroom and a magnificent open plan kitchen/ dining room with full width bi-fold doors leading onto the rear gardens. The kitchen is flooded with light from three Velux style windows and is fitted with a range of integrated appliances including a double oven, microwave, dishwasher, wine fridge and central island with gas hob. There is also a utility room leading off of the kitchen and a triple aspect sitting room with double doors onto the gardens. On the first floor are five double bedrooms, bedrooms one and two both have en suite shower facilities and there is also a family bathroom with bath and separate shower. To the front of the property is a driveway providing off road parking for several vehicles, the garden is enclosed by panel fencing, mature trees and hedging with a lawn area to the centre. To the rear is an attractive mature garden with a wraparound deck area leading onto an all-weather artificial lawn with a further sunny raised deck area at the rear of the garden. The gardens are screened by mature trees and shrubs with a garden shed at the rear.

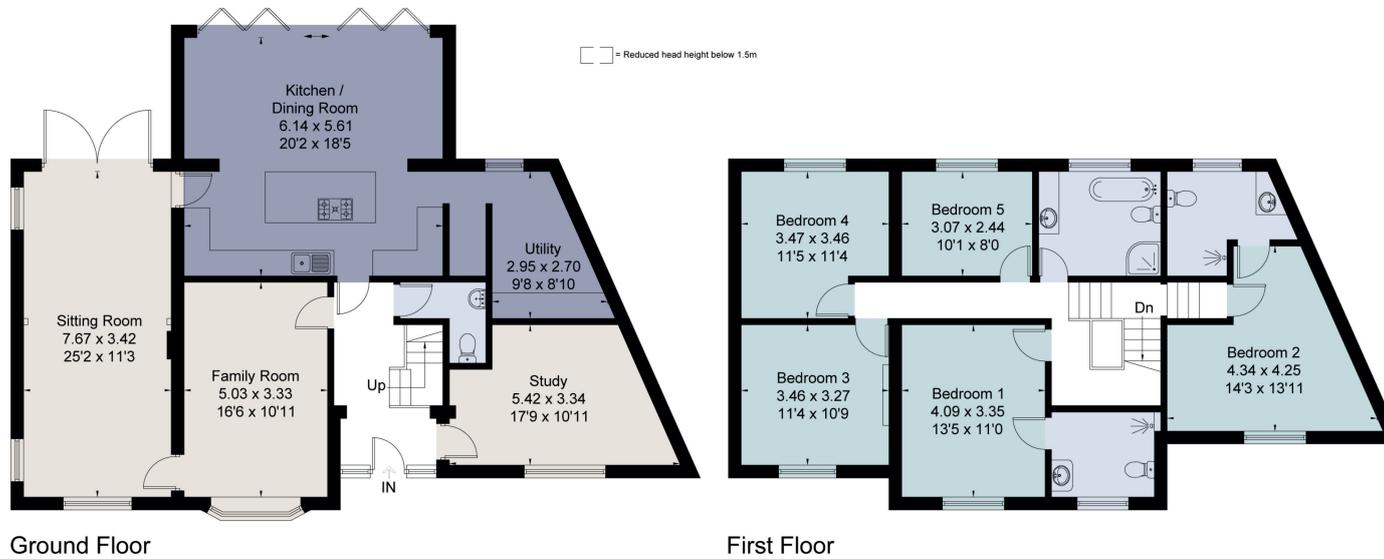
Viewing

Strictly by appointment with Savills





Approximate Area = 216.7 sq m / 2332 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		72	82

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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