



A beautifully presented character home

Hill Place, Cronks Hill Road, Redhill, Surrey RH1 6LY





Double garage and generous carriage driveway •  
 Beautifully landscaped gardens • Potential for further  
 accommodation subject to planning • To be sold with no  
 onward chain

#### 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 including Oliver Bonas and M&S Simply Food. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Bill's, Cote, Wagamama and Nando's. 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, 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 around 8 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 and The Pavilion Café. 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, Betchworth and Reigate Heath. Popular local schools cater for all ages and include Reigate Parish, Reigate Priory, Reigate St. Mary's Prep School, Micklefield, St Bedes, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College.

#### About this property

Hill Place is a substantial family home, beautifully maintained and retaining many original character features. The well balanced accommodation is arranged over three floors to provide about 4436 sq. ft. of living space plus further space in the double garage and outbuildings. The substantial ground floor includes three large reception rooms and a large modern kitchen/breakfast room which has been fitted with a range of modern, stylish units with quartz tops and integrated appliances. On the first floor there is a principal suite with a large en suite bathroom, three further bedrooms and a family bathroom. On the second floor there is a fifth bedroom, a further bathroom and access to a good sized loft space. There is also a useful cellar storage area accessed via the main reception room. Outside the rear garden is a real feature of the home having been beautifully landscaped and maintained. At the front there is a carriage driveway that provides off street parking for a number of cars and access to the double garage.

#### Viewing

Strictly by appointment with Savills









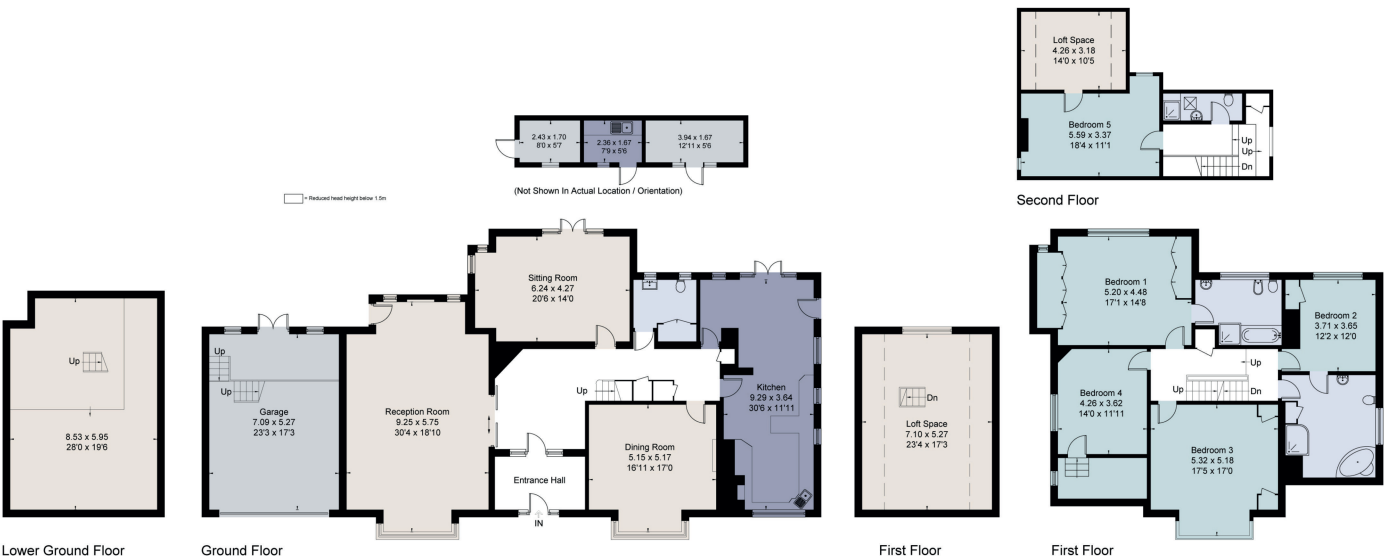


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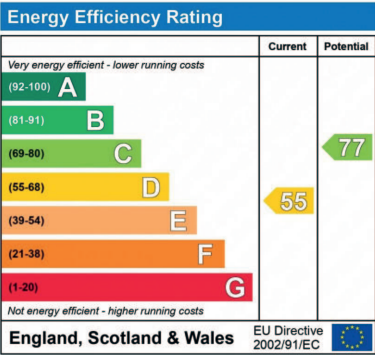
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Approximate Area = 412.1 sq m / 4436 sq ft  
Garage = 74.7 sq m / 804 sq ft  
Outbuildings = 15.4 sq m / 166 sq ft  
Total = 502.2 sq m / 5406 sq ft  
Including Limited Use Area (47.3 sq m / 509 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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