



THE CHASE

REIGATE, SURREY, RH2 7DJ



AN IMPOSING DETACHED FAMILY HOME THAT IS PERFECT FOR SCHOOLS AND THE COMMUTE

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Reception hall ♦ 2 reception rooms ♦ modern kitchen ♦ utility room and separate cloakroom ♦ master bedroom with en suite shower room ♦ 3 further bedrooms ♦ dressing room ♦ family bathroom ♦ EPC rating: C

Situation

The Chase is a fabulous road and a very popular location just a mile from Reigate High Street and all of the amenities of the town centre.

The town provides a comprehensive range of shops and boutiques including M&S Simply Food, Oliver Bonas, Jo Malone and Jack Wills. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Bill's, Cote and Wagamama. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe.

Commuting to London from Reigate station takes around 45 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is one mile away, which offers direct routes into London Bridge and Victoria in under 40 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed at the top of Reigate Hill 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 is particularly well served with state and independent schools for all ages including Reigate Parish, St. Mary's Prep School, Micklefield, Reigate Priory, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College.

There is good walking and riding locally on Reigate Hill, Reigate Heath and The North Downs Way. For golfers nearby courses include Reigate Heath, Walton Heath and the RAC Club at Epsom. There is also an array of sports clubs available in the town; Rugby, Football, Lawn Tennis, Cricket and Bowls.



Description

An imposing double fronted detached family home arranged over two floors to provide either four or five bedroom accommodation totalling 2232 square feet. The house has not been extended and offers excellent potential to enlarge both to the back and into the loft, subject to the usual planning constraints. The house was substantially renovated in 2014 and now offers well balanced and beautifully presented accommodation to provide a modern and practical family home.

The layout and accommodation within the property are shown in the following floor plan. On the ground floor there is a large receiving hall with an elegant feature fireplace and an impressive wooden staircase rising to the first floor. The double aspect sitting room has an elegant front bay window and opens into the garden room at the rear. The front family room has a feature bay window and opens directly into the modern fitted kitchen. The substantial kitchen has been fitted with a range of high quality units with integrated appliances and leads to the useful utility room. There is also a cloakroom on this level.

On the first floor the master bedroom has fitted wardrobes and a modern en suite shower room. There are three further bedrooms on this level one of which has a dressing room that was previously a single room. There is also a modern family bathroom.

Outside, the house benefits from an attached garage with private resin bonded driveway providing off street parking for a number of cars. At the rear there is a paved terrace that leads to a substantial area of lawn.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

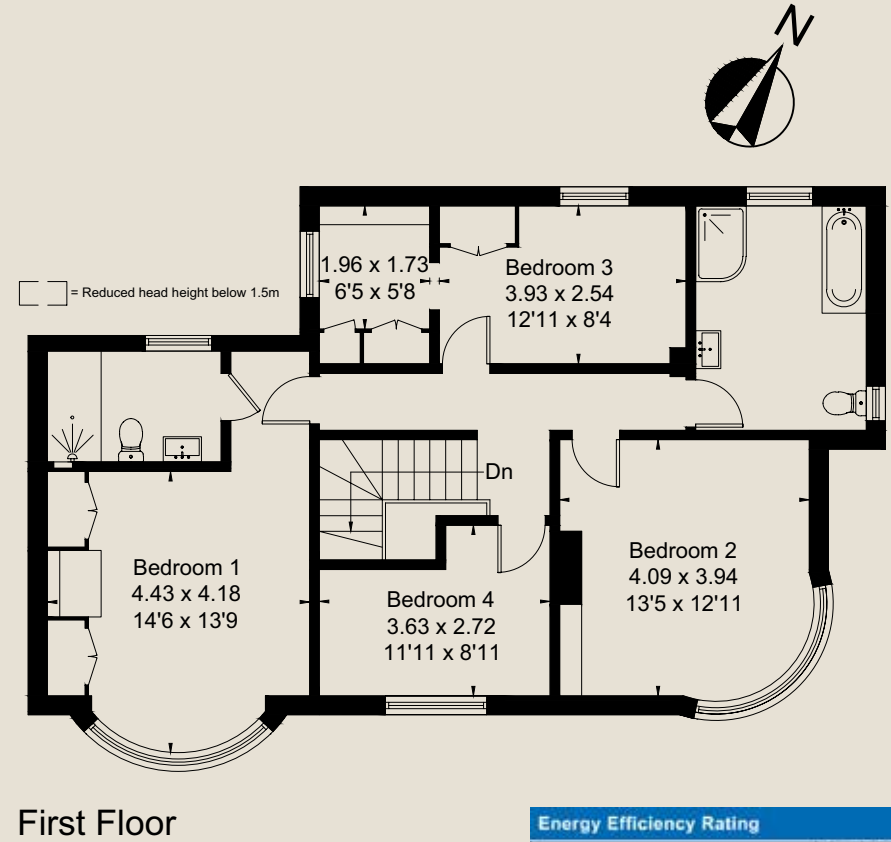
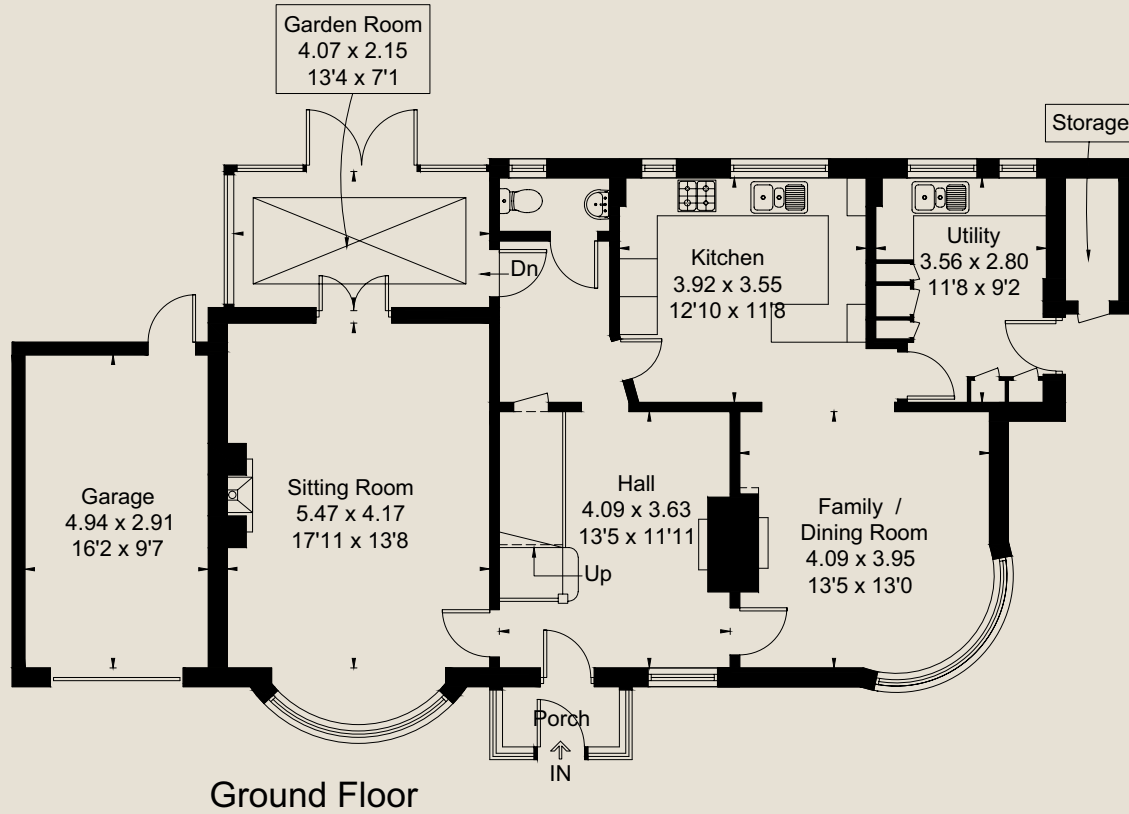
Approximate IPMS2 Floor Area = 187.2 sq m / 2015 sq ft

Garage = 14.3 sq m / 154 sq ft

Storage = 1.6 sq m / 17 sq ft

Limited Use Area = 4.3 sq m / 46 sq ft

Total = 207.4 sq m / 2232 sq ft



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