



# WRAY MILL HOUSE

BATTS HILL, REIGATE, SURREY RH2 0LJ

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## SUBSTANTIAL FIRST FLOOR APARTMENT WITH LOVELY VIEWS ACROSS WRAY COMMON

WRAY MILL HOUSE, BATTS HILL, REIGATE,  
SURREY RH2 0LJ

- ◆ Substantial drawing room
- ◆ Kitchen/breakfast room
- ◆ 2 bedrooms
- ◆ Bedroom 3/study
- ◆ 2 bathrooms (both en suite)
- ◆ Guest cloakroom
- ◆ 2 secure underground parking spaces
- ◆ Swimming pool
- ◆ Further secure storage area
- ◆ EPC rating C

### Description

A substantial first floor apartment arranged to provide 1785 square feet of accommodation with a south westerly view across Wray Common. This exclusive development was built in the 1990s set in private grounds and offers two secure underground parking spaces and communal swimming pool. The communal areas and grounds are maintained to the highest standard and there is lift or stair access to all floors.

The layout and accommodation within the property are shown in the following floor plan. The large drawing room features a fireplace and bay window with views over Wray Common. The kitchen is fitted with a range of contemporary wall and floor units with stone worktops and incorporates a number of high quality appliances. The master bedroom has a dressing area and a modern luxury en-suite bathroom. There are two further bedrooms (one which is used as a study), and a modern guest shower room. The secure parking is located in the undercroft on the lower ground floor level, as is the pool room and locked storage facility. The building is surrounded by beautifully kept communal gardens, and there are parking bays for visitors.



### Location

Reigate's bustling town centre offers an impressive range of shops and services. A flourishing market town in the best tradition of English rural communities, the picturesque streets have a delightfully modern, cosmopolitan feel. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores, while traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce.

Historic inns, cosy tea-shops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, La Barbe, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Vintage Tea House, The Chalk Hills Bakery and Cullenders get great reviews.

Nearby Reigate Priory Park offers many acres of open parkland and excellent facilities including 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. The area offers a wide range of sporting facilities including active rugby, cricket and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom.

Commuting to London from Reigate station at the end of the road takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2.0 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. The M25, Junction 8 is accessed very easily along Wray Lane opposite, 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.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

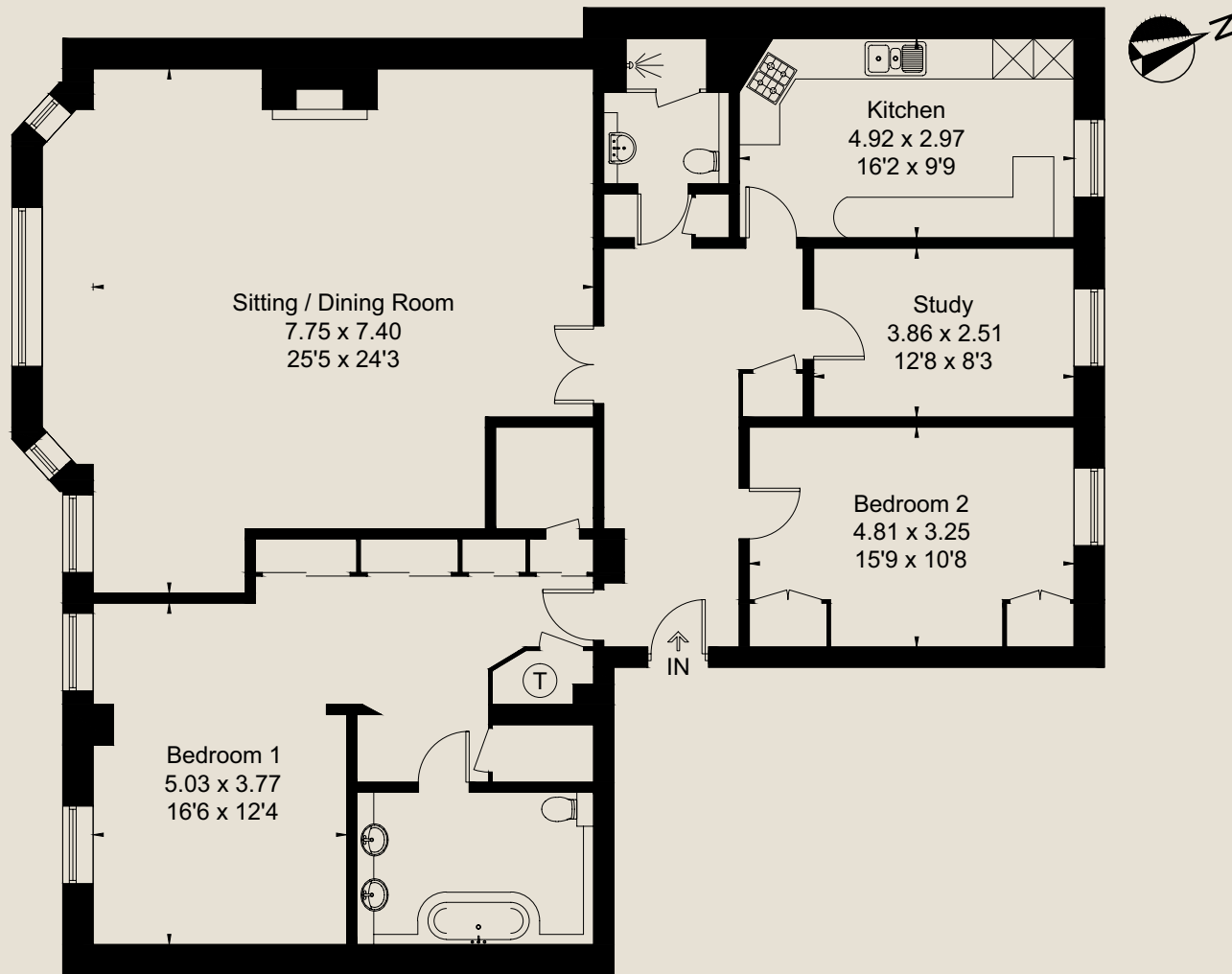


## FLOORPLANS

Approximate IPMS2 Floor Area = 163.4 sq m / 1759 sq ft

Limited Use Area = 2.4 sq m / 26 sq ft

**Total = 165.8 sq m / 1785 sq ft**



## Savills Reigate

Hartland House, 45 Church Street,  
Reigate, RH2 0AD

reigate@savills.com

01737 230 200

[savills.co.uk](http://savills.co.uk)

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