



# RAGLAN ROAD

REIGATE, SURREY RH2 0DR

savills



## A SUBSTANTIAL DETACHED FAMILY HOME IN A POPULAR RESIDENTIAL SETTING.

RAGLAN ROAD, REIGATE, SURREY RH2 0DR

Popular residential cul-de-sac ♦ Light & spacious living accommodation ♦ Ample parking and double garage  
Attractive gardens with feature terrace ♦ 0.8 miles from Reigate station ♦ five good sized bedrooms

### Location

Situated in this sought after north Reigate position, just over a mile from Reigate High Street and all of the amenities of the town centre. The High Street provides a comprehensive range of local shops and boutiques including Laura Ashley and M&S Simply Food.

There are also a good number of cafes and coffee shops including Costa and Cafe Nero. There are also a good number of restaurants, cafes, and coffee shops. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Carluccios, Cote, Bill's and The Dining Room.

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 takes around 40 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 around 30 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.

The area is particularly well served with state and independent schools for all ages. These include Holmesdale, Reigate Parish, St. Mary's Prep School, Micklefield, Reigate Priory, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College.





### Description

Built at the turn of the 21st century, this light and spacious detached family home is set in a small development just off Raglan Road.

The accommodation is arranged over two floors and extends to approximately 2700 sq ft. The double aspect sitting room has a charming inglenook fireplace and double doors leading to the conservatory.

The modern fitted kitchen/breakfast room has a range of integrated appliances and a breakfast bar, there is a useful utility room. Leading from the entrance hall is the study and dining room. There is a separate cloakroom on the ground floor.

On the first floor are five generous sized bedrooms, master and guest suites have built in wardrobes and en suite facilities.

To the rear of the property is an attractive terrace area which wraps round to the side, leading to a mature garden and lawn.

To the front of the property is a block brick driveway with parking for several vehicles and a double integral garage.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

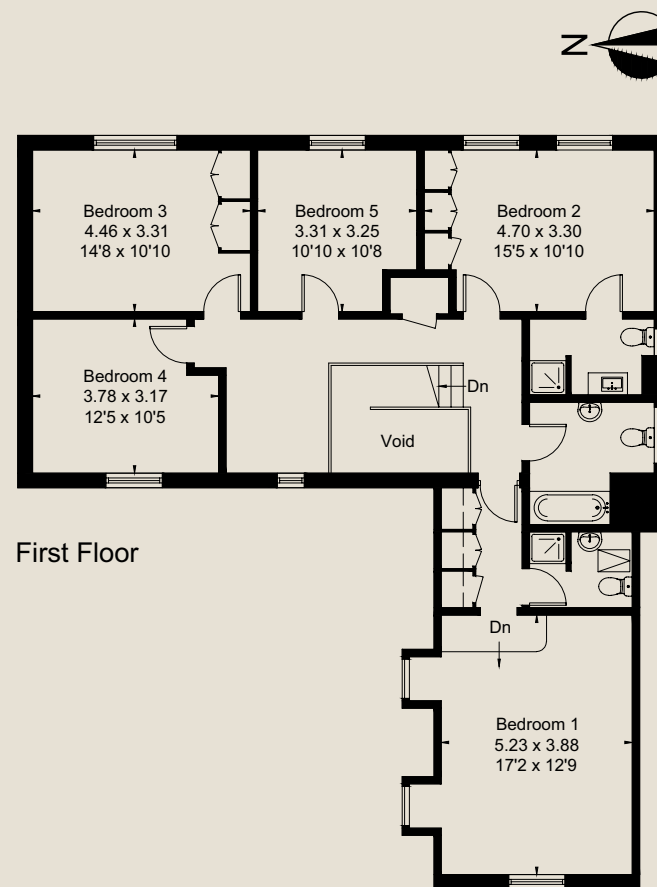
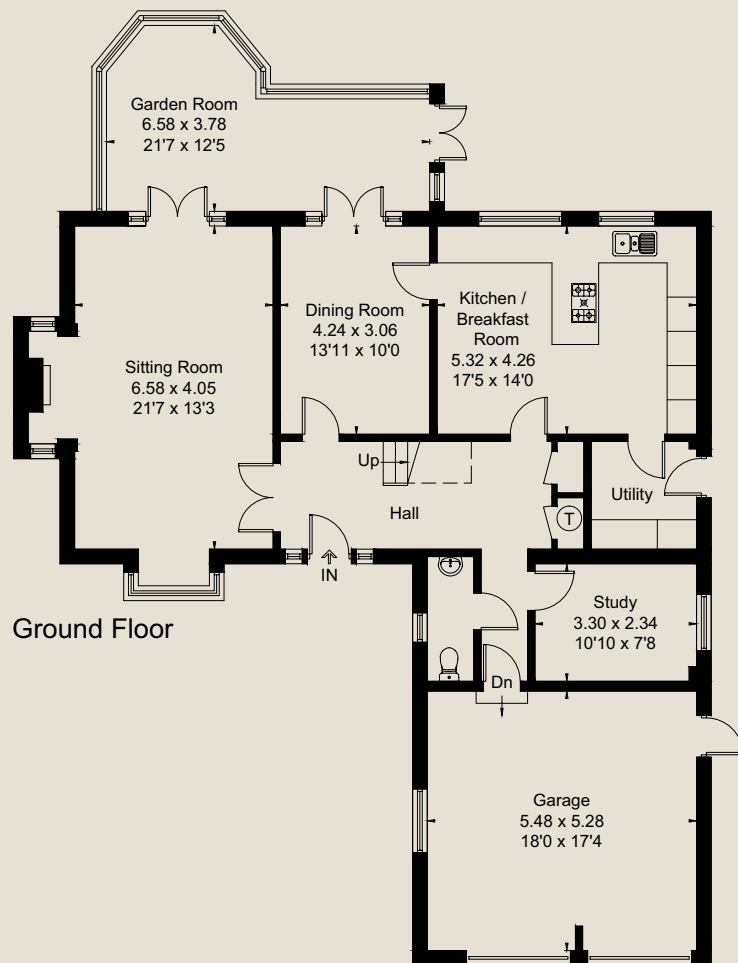


## FLOORPLANS

Approximate IPMS2 Floor Area = 232.4 sq m / 2501 sq ft (Excluding Void)

Garage = 29.2 sq m / 305 sq ft

Limited Use Area = 5.4 sq m / 58 sq ft



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