



A beautifully crafted new home

Birches House, High Trees Road, Reigate, Surrey RH2 7EN

Freehold



Multifunctional accommodation of about 6000 sq ft plus the car port • Southerly facing terraces and mature rear gardens • Private gated driveway with parking and double car port • Providing the ultimate in privacy

Description

Birches House is a unique, newly built home that was conceived and constructed to the highest specification to provide luxurious and multifunctional family accommodation in a prime location with integrated technological innovation setting the highest standards of quality, elegance and luxury.

The main house exudes personality and grandeur. Hand-crafted exterior tiling along with oak framing and oak window features bring rustic elegance and texture to the grace of this stunning home.

Open the front door and you are greeted by an eye-catching frameless staircase with floating oak treads and a double height oak framed feature window at the rear provides a beautiful view into the trees behind. The oak framed glass wine room is climate controlled and is a showcase of the main entrance.

Whilst the build is a traditional brick and block construction with concrete floors and is therefore reassuringly peaceful, the use of glass walls creates a contemporary open style that is both timeless and tasteful. The ground floor accommodation is light, airy and impressively spacious.

The kitchen/sitting room takes your breath away. A Warendorf built kitchen with monolith island and quartz stone counter tops along with contemporary cooking equipment by Siemens, means this impressive room is destined to act as the heart of this family home. Doors from the kitchen and drawing room lead to the substantial rear terrace and the stunning remote-controlled lanai canopy that provides an outdoor reception space.

Venture up the feature staircase and generously proportioned first-floor rooms provide the perfect environment for privacy and personal space that all the family will appreciate. The master suite is spacious and a sparkle of romance is provided in the form of a Juliet balcony. There is a separate dressing room and a luxury bathroom. There are three further bedrooms on this level with a stunning south facing terrace accessible from the hall or guest bedroom three. Duravit, Hansgrohe and Axor furnished en suite facilities to each of the remaining three bathrooms on this level provide spa-style luxury at home, whilst each bedroom provides ample space.





Down the staircase to the lower ground floor which provides a truly multifunctional space arranged as a central media room with 4k projector, flanked by two further rooms each with an en suite shower room, along with a small kitchenette. Each of the rooms on this lower level have bi-fold doors that open onto the south facing garden.

The second floor houses a further attic-style rooms and a shower room, enjoy downtime, play games or to entertain friends, along with an additional guest suite and shower room.

Every practicality has been taken fully into account too. Less visible to the eye lies audio and WiFi innovation, heating and home conditioning technologies and security features that make Birches House a property of luxury and distinction.

The house is protected by high automated gates and is set back along the private driveway. The double car port is located at the side of the house and there is ample off-street parking at the front.

The gardens directly behind the house comprise a number of mature trees including six silver birches from where the name of the house derives. There are large lawns to the side with newly laid terraces and a hot tub with remote app control and built in speakers.

Energy Performance

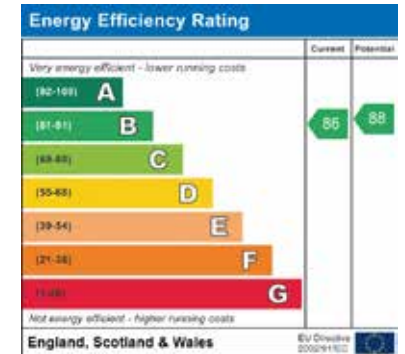
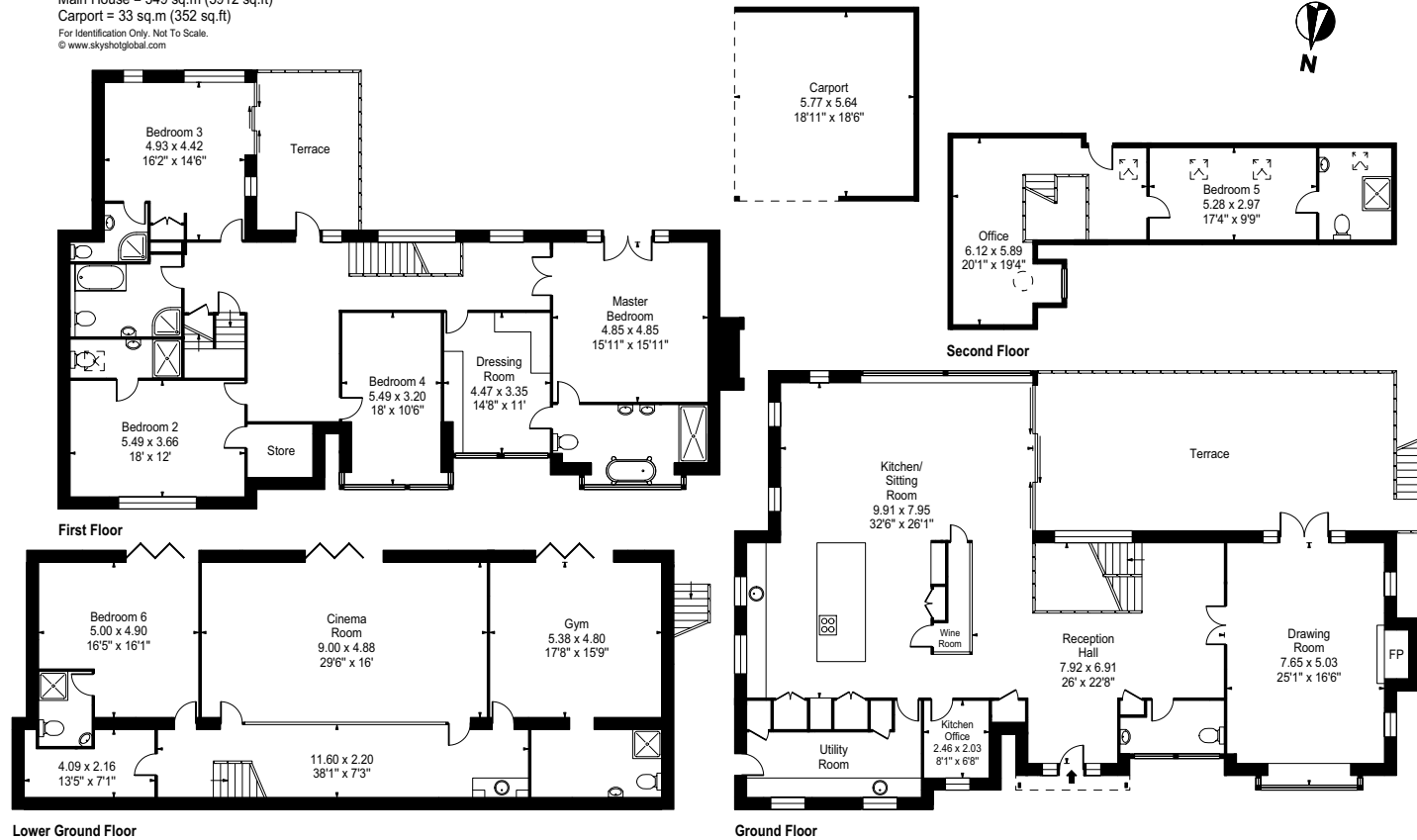
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

High Trees

Gross internal area (approx.)
Total = 582 sq.m (6264 sq.ft)
Main House = 549 sq.m (5912 sq.ft)
Carport = 33 sq.m (352 sq.ft)
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