



Beautifully presented home in a quiet tree lined close

Priory Drive, Reigate, Surrey RH2 8AF

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Private off road parking • Well maintained east facing garden • This home has been superbly modernised to the highest standard • Located in a pretty, tree lined close moments from Priory Park

#### Local information

Located in a quiet road south of Priory Park, just over half of a mile from Bell Street and all of the amenities of this bustling market town. Reigate offers an impressive range of shops and services in the best tradition of English rural communities. The picturesque streets have a delightfully modern, cosmopolitan feel and where independent boutiques rub shoulders with popular high-street stores. 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. 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 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 very easily, 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 town is particularly well served with state and independent schools for all ages. These include 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, Wray Lane provides access to Gatton Park, The Pilgrims Way and The North Downs Way. For golfers nearby courses include Reigate Hill, Reigate Heath and Betchworth.

#### About this property

A modern detached family house, arranged over two floors to provide well balanced and flexible four or five bedroom family accommodation. The house has been decorated and updated to an exceptional standard with outstanding attention to detail. On the ground floor there is a double reception/family room with doors that lead out to the rear garden. The kitchen/breakfast room has been fitted with a range of modern units and worktops and leads through to the useful utility room. There is a further reception/bedroom 5 on the ground floor with a newly installed en suite shower room. There is also a downstairs cloakroom. On the first floor, the principal suite comprises a rear aspect double bedroom with an en suite shower room. There are three further bedrooms on this level and the family bathroom. The private driveway provides off street parking for two cars. The rear garden faces east and comprises lawn with a terraced area for entertaining.

#### Viewing

Strictly by appointment with Savills









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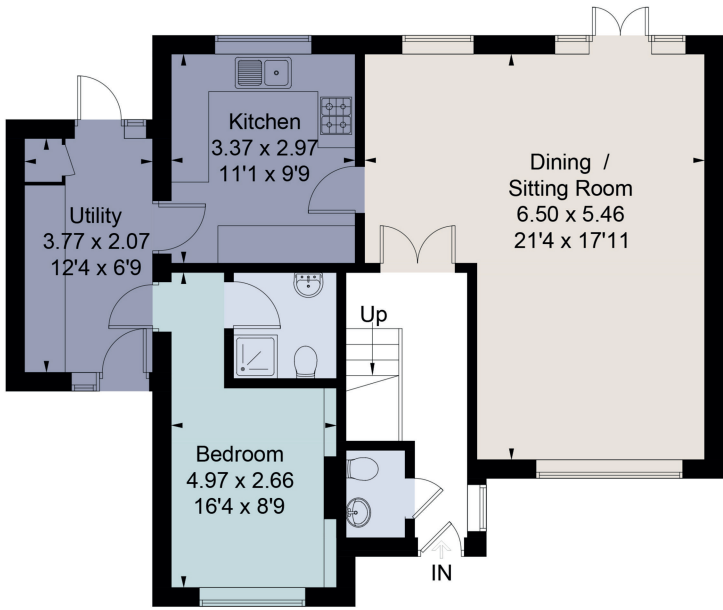


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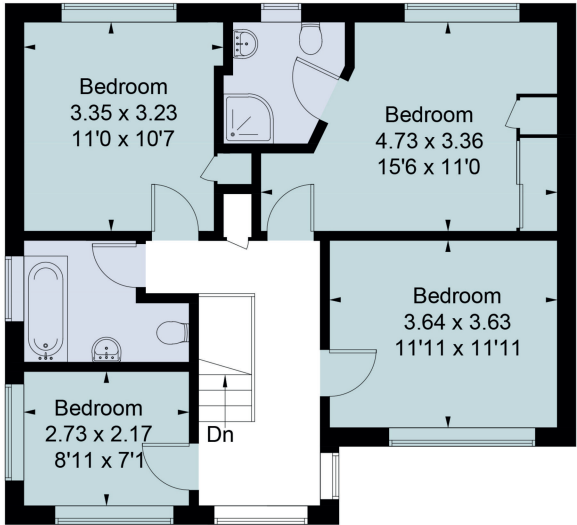
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Approximate Area = 133.9 sq m / 1441 sq ft  
For identification only. Not to scale.  
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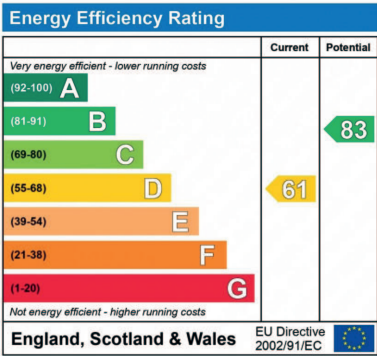


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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