



A beautifully refurbished family home with parking

Springcopse Road, Reigate Surrey RH2 7HH

savills



Beautifully renovated Victorian home • Private parking space • Ideal location for schools and Reigate town • Four double bedrooms • Landscaped garden

#### Local information

This beautiful home is situated just moments from local independent shops on Lesbourne Road creating a real local community feel and about half a mile from Reigate High 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. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The town is particularly well served with state and independent schools for all ages.

#### About this property

This charming character family home has been beautifully refurbished by the present owners and is ready to move straight in. The accommodation is focused around the magnificent 32 ft extended, open plan kitchen/dining/family room which has a seamless ceiling and offers a modern range of units with a central island and breakfast bar. Quartz worktops finish this beautifully and there are a range of integrated appliances including a Bosch dishwasher, oven and combi microwave, an AEG induction hob and a Neff cooker hood. There is a hot water controlled underfloor heating system under

a Karndean floor, powered via Google Nest. A ceiling lantern provides fantastic light from the west facing garden and there are bi-fold doors onto a pretty terrace area. There are also a further sitting room to the front of the house and a cloakroom under the stairs.

On the first floor are two double bedrooms and a refitted family bathroom with shower and separate bath. The second floor has two further double bedrooms and an additional refitted shower room. The first floor ceiling heights were adjusted as part of the refurbishment, and this provides fantastic ceiling height on both first and second floors. The front of the property has a paved terrace area with path to side access and the rear garden. The path to the entrance porch was re-laid with Victorian effect red and black tiles to match the original porch. At the rear is an attractive garden enclosed by fencing with a terrace area accessed from the bi-fold doors offering a perfect outside dining area.

A private parking space is available, accessed from the lane behind the house. A large shed was installed in January 2021 and while currently unused, a mains electrical cable has been laid behind the shed to provide power for sockets/lighting/a future garden structure.

#### Viewing

Strictly by appointment with Savills

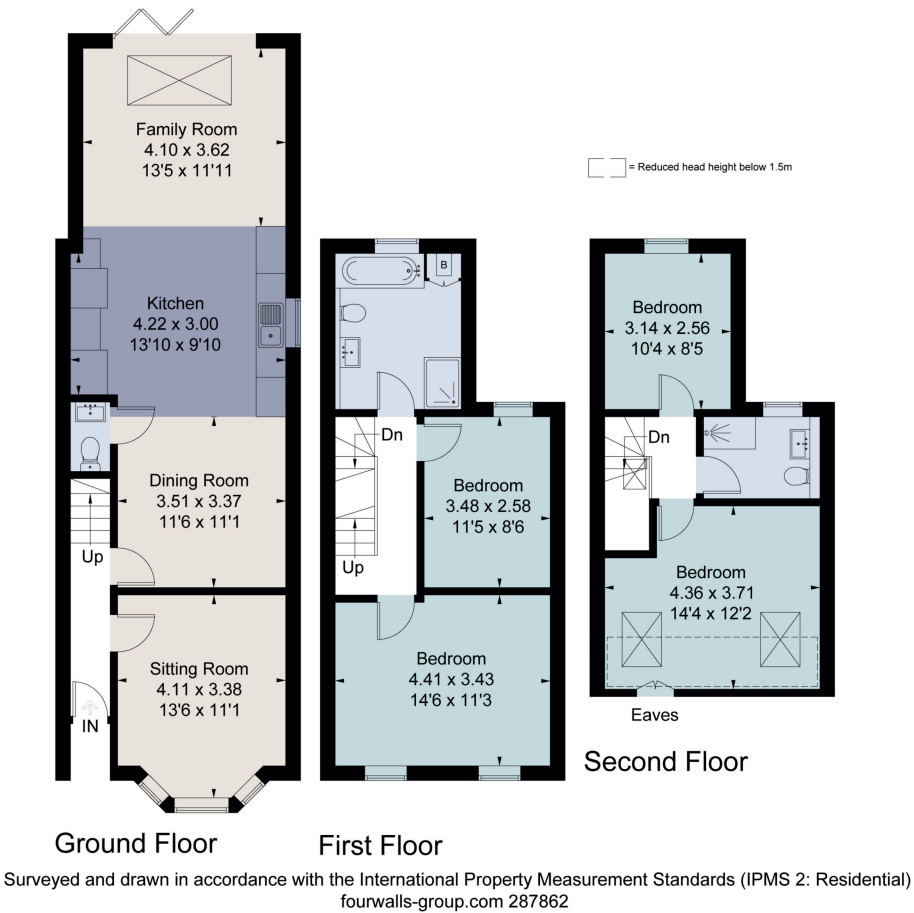








Approximate Area = 134.6 sq m / 1449 sq ft  
Including Limited Use Area (5.4 sq m / 58 sq ft)  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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