



Charming cottage finished to a high standard

West Street, Reigate Surrey RH2 9DA





Excellent location for town • Finished to a high standard with quality fittings • Off street parking for three vehicles • Attractive gardens

#### Local information

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, sophisticated bars and familiar chains such as Wagamama, Bill's and Nandos. For delicious lunches, The Tea House, Chalk Hills Bakery and Cullenders Parkside get great reviews.

Reigate is a popular destination for commuters. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is about a mile and a half away, which offers direct routes into London Bridge and Victoria in about 32 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed very easily along Wray Lane, with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around eight miles distant. There is good walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way. For golfers nearby courses include

Reigate Hill, Betchworth and Reigate Heath. There is also an array of sports clubs available in the town; Rugby, Football, Lawn Tennis, Cricket and Bowls.

#### About this property

This charming family home is ideally located for the high street being within 0.4 miles, Reigate Priory Park and Reigate station are also within a short walk and Reigate Heath which provides ideal dog walking and tranquil wooded walks is a few hundred yards away. The ground floor accommodation comprises a light hallway with attractive tiled floor, a generous sitting room with feature fireplace and a well-proportioned kitchen/dining room with wooden flooring & bi-fold doors leading on to the gardens, there is also a family room/home office with bespoke handmade shelving and storage, a utility room and cloakroom. On the first floor are three double bedrooms, the principal suite having an en suite shower room and bespoke dressing room. There is also a recently refitted Victorian style four piece bathroom suite. To the front of the property is a driveway providing off street parking for three vehicles. The rear garden has a lawn and a generous terrace, accessed from the kitchen/dining room, which makes an ideal entertaining area. At the rear of the garden is a brick and slate roofed garden store/ potting shed.

#### Viewing

Strictly by appointment with Savills









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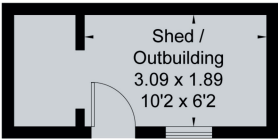
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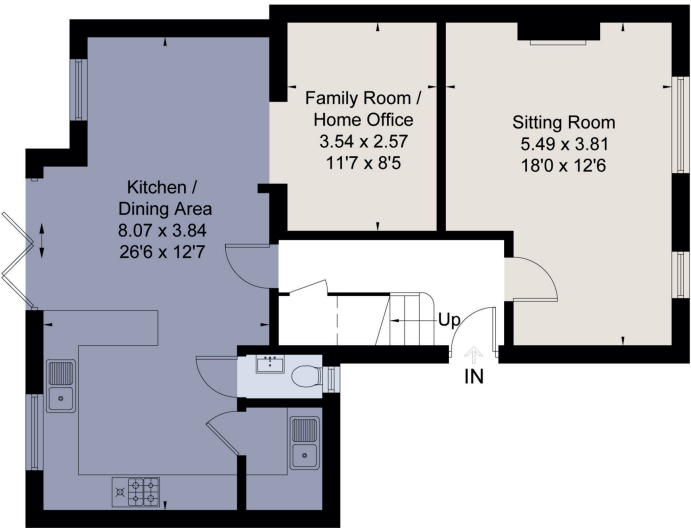
Approximate Area = 131.7 sq m / 1418 sq ft  
Shed / Outbuilding = 8.2 sq m / 88 sq ft  
Total = 139.9 sq m / 1506 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)  
For identification only. Not to scale.  
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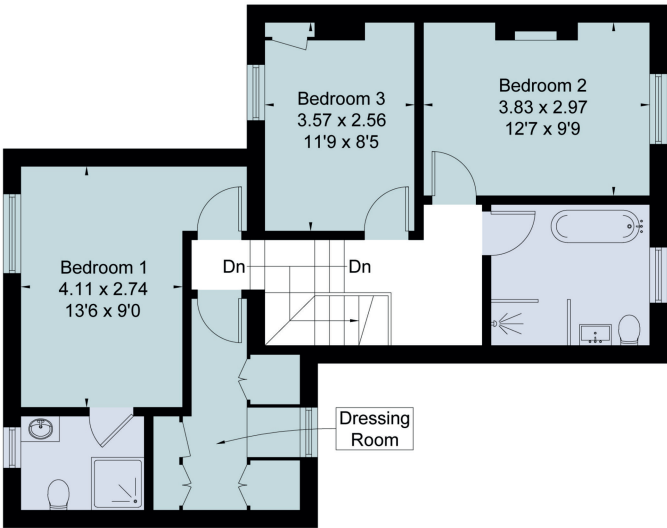
[ ] = Reduced head height below 1.5m



(Not Shown In Actual  
Location / Orientation)

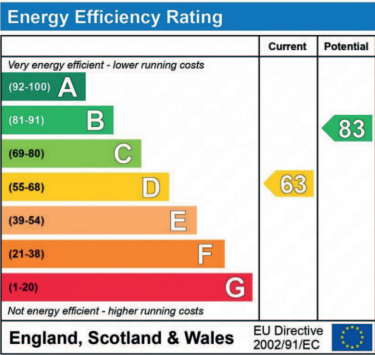


Ground Floor



First Floor

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