



## Substantial family home with country views

Moleside, Reigate Road, Reigate, RH2 8QH





Semi rural position between the towns of Reigate and Horley • Private parking and two detached garages • Stations at Horley and Salfords make this an excellent option for the commuter

#### Local information

Moleside sits in a lovely semi-rural setting just two miles from Reigate's bustling high street which provides a comprehensive range of local shops, boutiques, coffee shops and a good mix of restaurants. Reigate Priory Park offers many acres of open parkland and woodland for walks and excellent facilities for families including tennis courts, skate park and The Pavilion cafe. There is a 24 hour Tesco supermarket at Hookwood.

For the commuter Reigate station is approximately three and a half miles to the south offering services to London and Guildford. Gatwick express and Redhill Station all offer direct train services to London Victoria and London Bridge (from 33 mins). Communications by road are also excellent with the A217 giving access to the M25 (Junc 8) and the national motorway network along with the A23 giving easy access to Gatwick and the M23. The surrounding area is particularly well served by some excellent state and independent schools for all ages. These include Reigate Priory, Reigate Parish, St. Mary's Prep School, Micklefield, Reigate Secondary School, Reigate Grammar School and Reigate College. Recreational opportunities in the area include golf at a number of local clubs including Reigate Heath, Betchworth Park, Bletchingley and Reigate Hill. Rugby clubs at both Dorking and Reigate and exceptional access to superb walking, cycling and hacking across the Surrey Hills Area of

Outstanding Beauty including Box Hill. There are also many attractive local pub-restaurants such as the Fox Revived or The Skimmington Castle.

#### About this property

The property provides spacious family accommodation arranged mostly over two floors to provide about 4079 square feet plus the two garages. The focal point of the ground floor is the large garden room across the full width of the house providing views out across the garden and adjoining land. The superb family kitchen is beautifully fitted with a large island unit. There are three further separate reception rooms, a utility room and a guest cloakroom completing the ground floor. The principal bedroom on the first floor has double doors out on to an east facing terrace and a walk in wardrobe that leads to a beautiful vaulted en suite bathroom. There are four further bedrooms on this level, two of which can be used as home offices/studios, along with a further bathroom and shower room. On the top floor there are two further bedrooms and a shower room. There is a private gated driveway at the front of the property with access to the two detached garages. The house faces south at the rear and has views across adjoining countryside. The formal garden is mostly lawn with a lovely south facing terrace.

#### Viewing

Strictly by appointment with Savills











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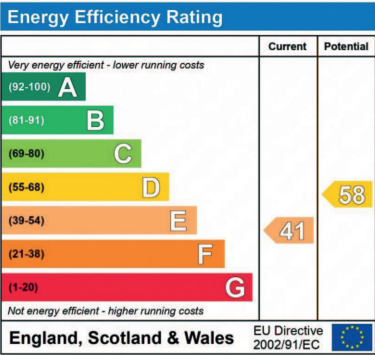
savills.co.uk

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Approximate Area = 379 sq m / 4079 sq ft  
Garages = 47 sq m / 506 sq ft  
Total = 426 sq m / 4585 sq ft  
Including Limited Use Area (25.3 sq m / 272 sq ft)  
For identification only. Not to scale.  
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Ground Floor  
First Floor  
Second Floor  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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