



## Modern five bedroom family home in large gardens

Alma Road, Reigate Surrey RH2 0DB

Ideally positioned for schools and the station • Private driveway and integral garage • Modern detached garden room/office with facilities • Large family garden • Extended accommodation over two floors

#### Local information

Alma Road is a popular residential road in the north of the town and this stunning home is just a few hundred metres from Reigate Station and about half a mile from the town centre 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, coffee shops and restaurants. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, Skate Park and The Pavilion cafe. The ever popular Everyman cinema is located on Bancroft road showing a range of films and live events. Commuting to London from Reigate station takes around 40 minutes into London Victoria. 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 eight miles distant whilst Heathrow Airport is within 30 miles. The town is particularly well served with state and independent schools for all ages. Reigate also offers a wide range of sporting facilities including rugby, cricket and football clubs. There are numerous places to walk locally. Reigate is surrounded by beautiful Surrey countryside.

#### About this property

A modern detached family home, modernised and significantly extended by the current owners to create fabulous balanced accommodation over two floors. The ground floor features a bright open plan living/dining room with contemporary bi fold doors out onto the rear garden. This in turn leads to the stunning kitchen which features a central island, granite surfaces and a range of integrated appliances. There is also a separate snug, useful utility room and separate cloakroom. On the first floor the principal bedroom has a stylish wetroom and fitted wardrobes. There are four further bedrooms on this level and the family bathroom. On the outside there is an enclosed front garden which includes a carriage driveway and provides access to the garage. The rear garden is a lovely size with a timber decked terrace leading out on to lawn with mature planted borders. The rear of the garden features raised vegetable beds a superb, fun tree house and a detached garden room. The garden room is 300 sq ft with power and water. There is currently a small fitted kitchen area and separate w.c. along with a wood burning stove in the main room. There are two sets of double doors opening onto the garden and a roof lantern enhancing the light.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

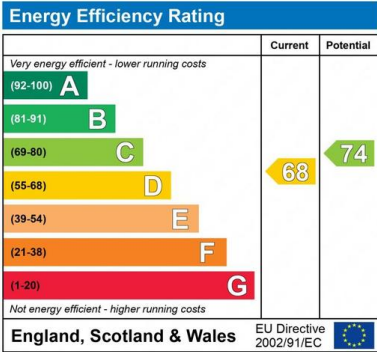




Approximate Area = 211.4 sq m / 2275 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Outbuilding = 27.9 sq m / 300 sq ft (Excluding Shed)  
Total = 255 sq m / 2744 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Ground Floor  
First Floor  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 298637



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22026070 Job ID: 160091 User initials: FJP