



A pretty period home with stunning views

Hill View House, Norwood Hill, Surrey RH6 0ET



Set in about 0.4 acres of land • Beautifully presented throughout • Double garage and parking for numerous cars • Far reaching countryside views • Good location for Horley, Reigate and local amenities

Local information

Hill View House occupies a lovely semi-rural position within the hamlet of Norwood Hill which is centred around renown The Fox Revived pub. To the North is Reigate and Dorking, thriving Surrey market towns nestling at the foot of the North Downs. They have a blend of historic landmarks and recreational spaces perfect for those in search of a lifestyle change within easy reach of London. Reigate and Dorking high streets provide a comprehensive range of local shops and boutiques. Horley is conveniently located to the east and has a commuter station with services to Victoria and London Bridge. Reigate and Dorking are particularly well served with state and independent schools for all ages.

About this property

Hill View House is a charming period home, with sweeping panoramic views West across the Mole Valley to the peaks of both Leith Hill (the highest in the South East) and Box Hill. The property has been beautifully cared for, extended and extensively renovated over the last 5 years including a new roof and all new windows. All the work was carried out to the highest standards and is Building Control Certified. The house provides a modern and practical family home, yet still retaining all the charm and character expected of a house of this era. Downstairs the accommodation consists of an entrance hall. Spacious drawing room with a

pair of French doors, Two additional reception/bedrooms. Shower room. A snug with open fireplace. A oak beamed kitchen/breakfast room with two large bi-fold doors out to the rear patio and South West facing gardens. The first floor offers a principal bedroom with a balcony making the most of the view, and a large en suite bathroom. Also, a further bedroom and a large family bathroom. On the second floor are two further bedrooms each with their own staircases. Outside the property is approached via a sweeping gravel driveway offering parking for several cars. At the edge of the driveway there is an oak beamed double garage with side workshop/log store. There is additionally another single garage and garden shed to the side of the house. Surrounding the house on the other three sides are the South and West facing gardens and grounds that extend to approximately half an acre. They are mainly laid to lawn and benefit from the stunning views, offering the perfect spot from which to enjoy the long summer evenings and amazing sunsets. A small swimming pool is also located on the main lawn.

Viewing

Strictly by appointment with Savills

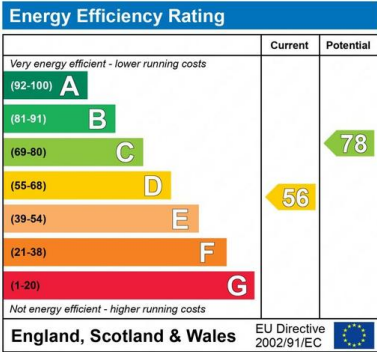




Approximate Area = 220.6 sq m / 2374 sq ft
Double Garage = 33.0 sq m / 355 sq ft
Store = 1.4 sq m / 15 sq ft
Total = 255 sq m / 2744 sq ft
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 299479



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. 22026010 Job ID: 159953 User initials: FJP