



A fabulous opportunity to modernise and extend

Springcopse Road, Reigate, Surrey RH2 7HH

savills



Fabulous potential to extend the accommodation • A traditional Victorian character home • A super location in Reigate for schools and the town centre • East facing rear garden • Popular and quiet residential road

#### Local information

This traditional 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, coffee shops and Local restaurants. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, Skate Park and The Pavilion cafe. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill is one and a half miles away which offers direct routes into London Bridge and Victoria in around 30 minutes along with routes to a variety of other destinations. 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 two rugby clubs, two football clubs, Reigate Priory

Cricket Club along with tennis, bowls and squash clubs. There are numerous places to walk locally. Reigate is surrounded by beautiful Surrey countryside including Reigate Heath, Gatton Park, The Pilgrims Way and The North Downs Way.

#### About this property

A Victorian semi-detached home provide balanced family accommodation of about 1,212 square feet plus the basement. The current layout of the property includes an older loft conversion and provides a comfortable blend of practical family living with some original charming character details, but there is significant opportunity to further extend in to the loft and to extend to the rear subject to the usual consents. The principal sitting room has a front aspect bay window and feature fireplace. There is a further dining room and original kitchen on the ground floor. The lower ground floor is still arranged as a cellar but has options. On the first floor there are two double bedrooms and a large family bathroom. The loft has been converted to form a third double bedroom. There is a cottage style front garden and the rear garden has a lovely terraced area, perfect for entertaining and a lawn/play area with wooden storage shed.

#### Viewing

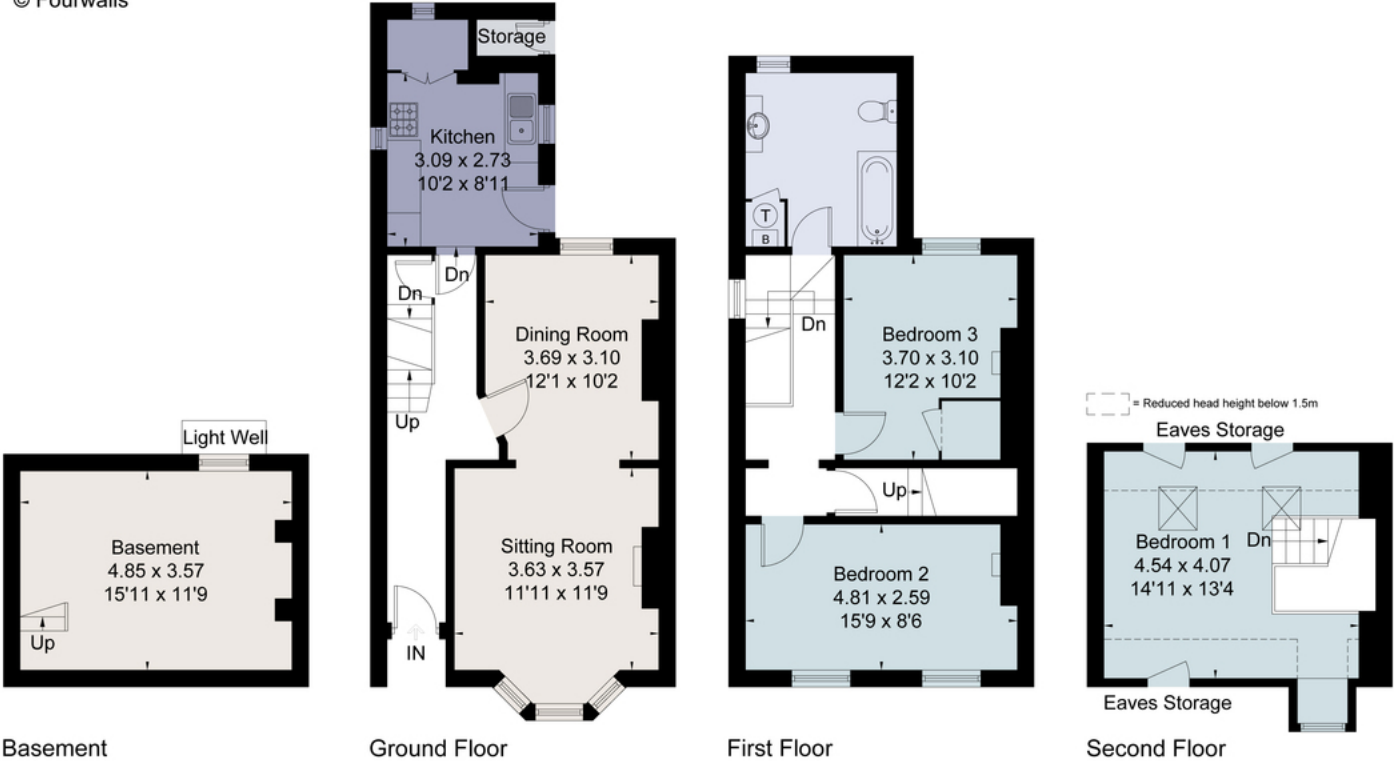
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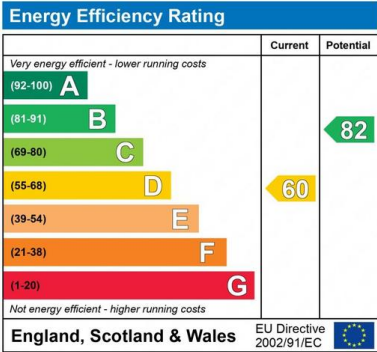




Approximate Area = 112.6 sq m / 1212 sq ft  
Including Limited Use Area (7.8 sq m / 84 sq ft)  
Basement = 17.2 sq m / 185 sq ft  
Total = 129.8 sq m / 1397 sq ft (Including Storage)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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