



CHART LANE, REIGATE, SURREY RH2

HOUND & PORTER
FIND A HOUSE. MAKE IT HOME

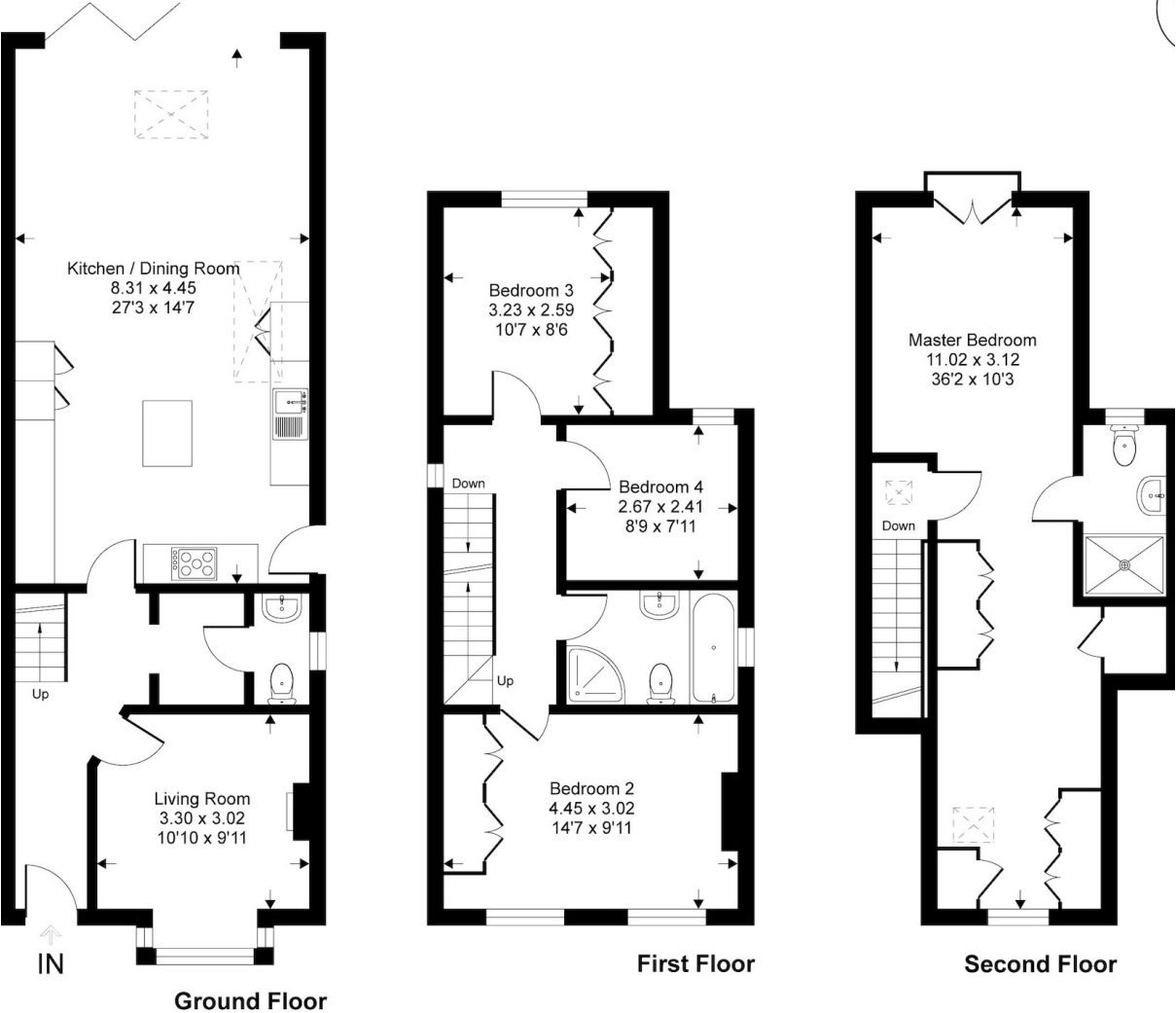
CHART LANE, REIGATE, SURREY RH2



- Four great bedrooms
- Master with ensuite & dressing room
- Beautiful period features throughout
- Luxury fitted kitchen/family room
- Bright and airy living room with open fire
- Ever popular Lesbourne Village location
- Fitted family bathroom suite
- Landscaped grounds
- Walking distance to local amenities
- Close to excellent schools

Chart Lane, RH2

Approximate Gross Internal Area = 146 sq m / 1567 sq ft



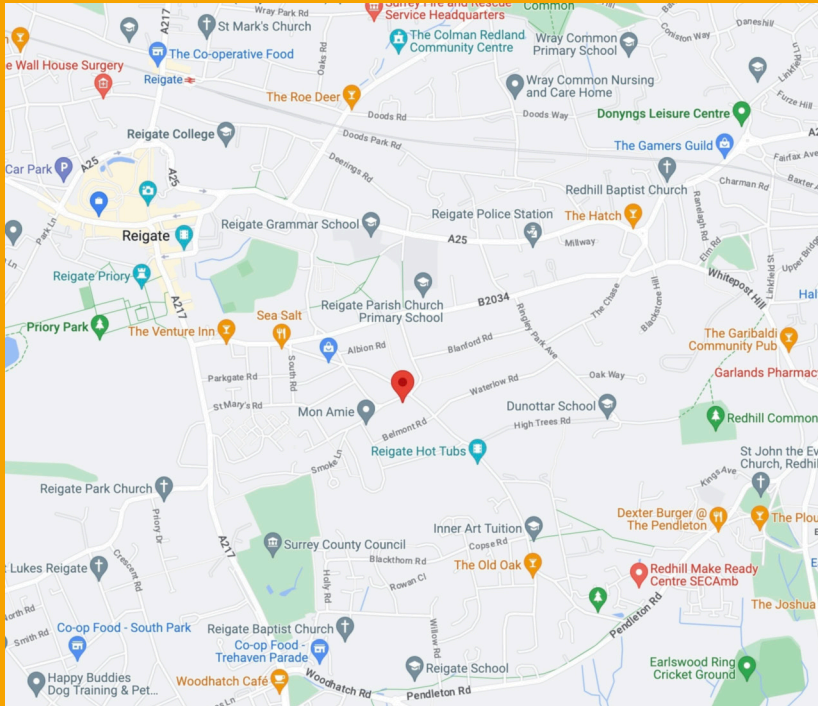
representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such. An attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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It's not often that a period home of this excellence is brought to the market, so we are incredibly proud to have been invited to do so. Built in circa 1910, this wonderful period home has been fully renovated and has an exquisite balance between original features and modern luxury. The beautifully fitted kitchen/family room has an extensive range of high gloss units with ample quartz worksurface and fabulous monolith island. There is a high spec integrated double oven, combination microwave five ring gas hob and space for a large American style fridge/freezer. A cleverly designed set of mezzanine Velux windows swamp the room with light and the underfloor heating make the room nice and toasty.

The family area has plenty of space for a good size table and soft seating with bi-fold doors to a beautifully landscaped, sunny rear garden. The living room is the perfect place to relax in front of an open fire with new shutters offering privacy and seclusion. Off a good size landing are two double bedrooms, both with fitted wardrobes and a decent single and a family bathroom. The master suite is on the second floor with a full range of wardrobes and drawers, Juliet balcony to the rear and a beautifully fitted ensuite shower room. With a tastefully designed landscape rear garden, and private enclosed front garden, this could well be your dream home.

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LOCATION

This fabulous home is located just outside Reigate village centre in the very popular Lesbourne village. Reigate is less 0.6 miles away so a brisk walk will get you there in under fifteen minutes. The market town of Reigate is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a central. Reigate main line station is under a mile away and offers great links to London and the South Coast. If you are looking for a period home, beautifully presented, this is the property for you.

TRANSPORT

Within easy reach of the A25, M23, M25 and Gatwick Airport
A bus service providing access to Redhill, Reigate and north of the M25
DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 0.7 miles to Reigate Station
- 2.0 miles to Redhill Station



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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