



OAKHILL ROAD, REIGATE, SURREY RH2

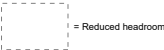
HOUND & PORTER
FIND A HOUSE. MAKE IT HOME

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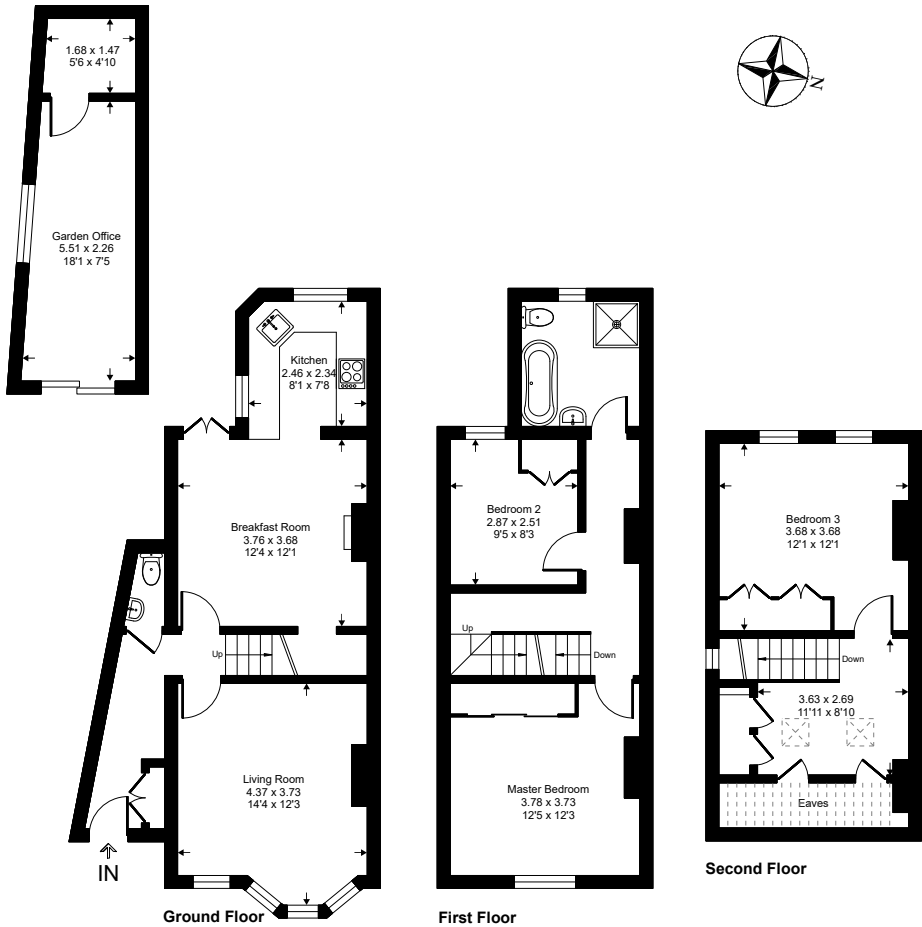
- "Lesbourne Village"
- 3 Bedrooms
- Family bathroom
- Stunning lounge with feature bay window
- Open plan kitchen breakfast room
- Purpose built home office / studio

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Oakhill Road, RH2

Approximate Gross Internal Area = 109 sq m / 1173 sq ft
Approximate Outbuilding Internal Area = 14 sq m / 153 sq ft
Approximate Total Internal Area = 123 sq m / 1326 sq ft

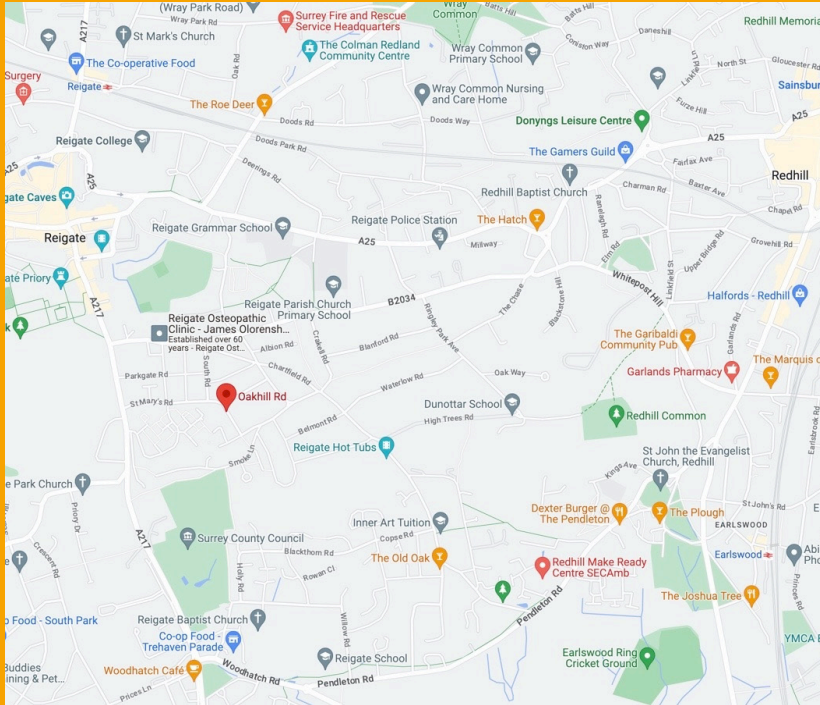


Hound and Porter are really honoured to be able offer this stunning 3 bedroom, Victorian home, to the market. Set in the heart of "Lesbourne Village", and so a short walk away from Reigate town, this gorgeous home is a must see! As you approach, via the pretty front garden, you can immediately feel the balance of character and charm. The lounge, with feature bay to the front (the ideal place for 'that' Christmas tree) is a calm space to relax and unwind. The open plan kitchen breakfast room, with doors to the garden and pretty picture window, really is the hub of this home. Cleverly thought out to make the most of the space and complete with impressive log burner set within an exposed brick chimney breast.

On the first floor, the master bedroom spans the width of the home . Across the corridor, bedroom 3 with views over the garden, and a striking, traditionally fitted, family bathroom including separate shower. Head on up to yet another gorgeous double bedroom, with views across the rear and complete with double fitted wardrobes. On this floor is a bonus mezzanine space, with access to eaves storage. The perfect study / play space. Outside, there is recently landscaped pretty cottage garden with side access. At the top of the garden is an incredible studio, complete with power and lighting. The perfect home office, gym or occasional bedroom.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or 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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LOCATION

This fabulous home is located just outside Reigate town centre in the very popular Lesbourne Village. Reigate is approx. 0.8 miles away so a brisk walk will get you there in around fifteen minutes and is blessed with a number of excellent independent and state primary and secondary schools. The market town of Reigate is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a children's play area is accompanied by a central cafe. Reigate main line station is circa 1 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
• 1.1 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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