



CHART LANE, REIGATE, SURREY RH2

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## CHART LANE, REIGATE, SURREY RH2

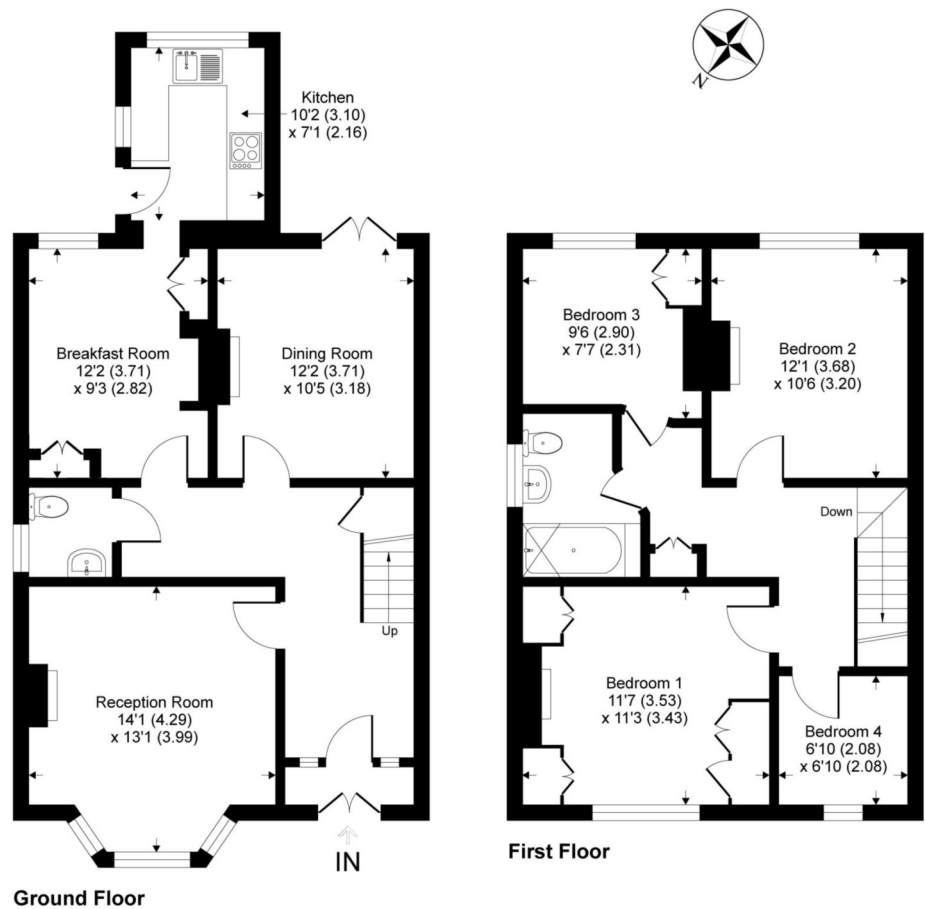


- 4 Bedroom Edwardian semi - detached home
- Beautiful, and generous, rear garden
- Stunning original features throughout
- Private driveway for 2 cars
- Impressive far reaching views
- Scope for extensions and loft conversion (STPP)

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Chart Lane, RH2

Approximate Gross Internal Area = 120 sq m / 1296 sq ft



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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We, at Hound and Porter, are extremely honoured to be able to offer this stunning Edwardian home to the market for the first time in over 30 years!

Set in an enviable position, just on the outskirts of Reigate town centre, with breathtaking views across rooftops and across to the Surrey Hills, this handsome home has so much on offer.

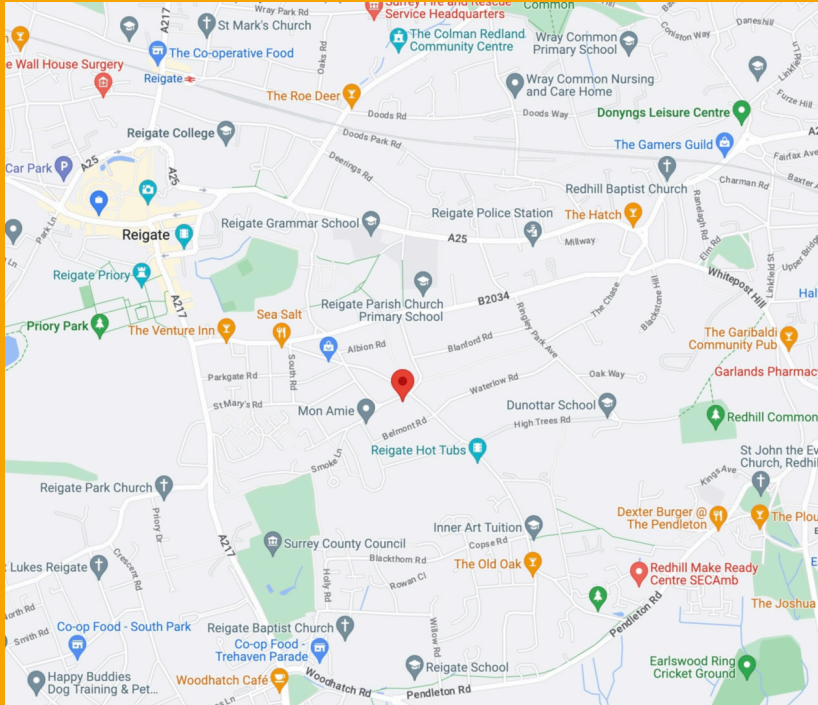
From the moment you pull up, you can immediately feel the sense of granduer here. The downstairs of this home offers flexible accommodation with two separate reception rooms, one of which with french doors providing access to the garden, as well as the kitchen and breakfast room.

Head on up and, off of a bright and generous landing, there are 4 bedrooms and a family bathroom. Unlike many of the properties nearby, this substantial home does not yet benefit from a loft conversion. Subject to the regular permissions, with the unrivalled space on offer, it would be possible to create a principle suite of dreams!

The rear garden, with side access, is a pretty, sunny and relaxing space to enjoy. With patio, lawn, a range of beds and shrubs and space for sheds or even a home office, this impressive characterful home would provide a wonderful home to the next owners for another 30 years to come!



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### LOCATION

This fabulous home is located just outside Reigate Town 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. The property is in the catchment area for a number of excellent local primary and secondary schools. Reigate main line station is under a mile away and offers great links to London and the South Coast.

### 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 mile to Reigate Station 1.8 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.

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
hello@houndandporter.co.uk