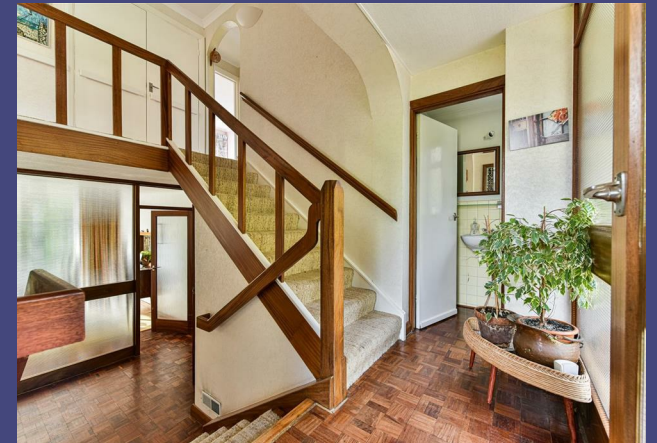
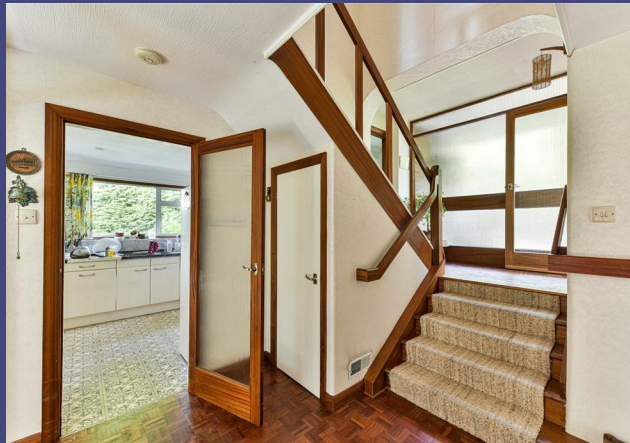


Park Lane Reigate Surrey

£1,300,000



RALPH JAMES

FLOOR PLANS



Park Lane, Reigate
Total Area: 162.4 m² ... 1748 ft² (excluding garage)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



IN A NUTSHELL



enter text here



4 bedrooms



2 receptions rooms



1 bathrooms



enter text here



enter text here



WHAT'S GREAT?

A rare treasure in the heart of Reigate, this impressive light and airy four bedroom home is surrounded by beautiful woodlands, breathtaking views in an Area of Great Landscape Value and stunning gardens to enjoy all year round.

Originally built in 1965 this property has been with the same family ever since. The architectural design took time and careful planning to create this gorgeous and unique family home. The popular location is ideal for being peaceful and tranquil whilst still having everything you need within a few minutes of Reigate town centre.

Hazelwood is unique- it offers endless potential to be extended into something truly spectacular (STPP). You can move straight in and get settled before deciding how and if to push this home to its further potential.

Downstairs the layout includes a split-level entrance hall and large living room which is perfect for entertaining family and friends with huge picture windows and sliding doors that open onto the terrace. The separate dining room with direct input into the kitchen has similar access onto the terrace with fabulous garden views. Through here you have access to the separate utility room along with additional access to the garden.

Upstairs there are four generous bedrooms, all with large picture windows that allow light to flow through all year round and all bedrooms have built in wardrobes. The family bathroom has a full sized bath and separate power shower and a separate toilet next door.

Outside the solid brick 'bothy' outhouse is perfect for additional storage, would be a great space for 2 separate home offices or studios! As well as a sizeable garage with extra storage space, there is a large gravel driveway, a generous potting shed and a large beautiful greenhouse.

Specimen trees and shrubs in a kaleidoscope of colours in this beautifully established garden provide a breathtaking backdrop for this wonderful family home.



Thomas likes it
because....

'This property and plot offers enormous potential for a fabulous family home of Grand Design proportions. With its unique location and direct access across the road into Priory Park there, really are endless possibilities. Having never been on the market since it was built, this is an exceptional project that can be made into something truly incredible, an opportunity of a lifetime for someone to create their dream home.'



SELLER'S SECRET

"Hazelwood has a beautiful country garden created on the original site of a large Victoria house. Every picture window is like a stunning painting looking out over the various landscapes. These reflect the happiness inside and out with which this house has been created and loved since it was first built. This is predominantly a spring garden with sheets of snowdrops in January followed by hellibores, primroses and bluebells interplanted in the woodland area with daffodils. Soon after, a profusion of wild flowers appear - campion, ladies mantle, cowslips, oxeye daises - by which time rhododendrons and brilliant scented azaleas complete the spring chorus. Developing over the years to meet the changing needs of a growing family of children and grandchildren, it is also the home to a variety of wildlife and a home of the 500 year old yew. The Victorian gardener's bothy - the brick outbuilding (re-roofed in 2018) was part of the original house (there is a Victorian pencil record of one season's produce preserved on the wall inside the door). This bothy has two separate rooms, one with an internal fireplace. Both these rooms have huge potential as possible studio spaces/ home offices, overlooking the garden and incredible Golden and green conifer hedge that flanks this area. In 2004, a small capsule of memories was placed under the shower in the current bathroom to capture a little of of Hazelwood's friendly history."

CLOSE TO HOME

enter text here

To buy or not to buy...

RALPH JAMES



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