



High Hurst Reigate Hill, Reigate, Surrey, RH2 9PL

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# JAMES DEANE

ESTATE AGENTS

High Hurst is a substantial, traditional five bedroom home located on Reigate Hill which presents some breath-taking views as far as the eye can see, you can't help but admire 180 degrees of stunning scenery. The property offers a high level of privacy & is only one of two properties accessed via a private lane.

Once you're content with the many viewpoints at High Hurst and make your way into the house, you're greeted by the Grand Entrance which is currently used as a family snug with a cosy log burner, the double aspect living room provides a comfortable retreat and again enjoys those spectacular views. The home office/study has two defined areas which is a real bonus if you have more than one person working from home. The kitchen/family/dining room really is the hub of the



home, there is a wealth of kitchen cabinetry and separate utility/pantry so plenty of storage, the centre island provides an ideal preparation area, so this room really works for both quality family time or entertaining friends.

Upstairs there are five double bedrooms and four bathrooms. Four of the five bedrooms are located on the south elevation which all have amazing views, the master bedroom benefits from a large balcony. For convenience there is a rear door with an elevated walkway giving access to the detached double garage, driveway and workshop/studio.

Outside, High Hurst occupies approximately an acre plot. Brick piers define the entrance to the property which leads you onto the driveway which sweeps down to the double detached garage. The gardens are stocked with mature plants, well established trees and evergreens, various patios and decked areas provide ideal entertaining points all invite you to once again admire that wonderful view. The current vendors have installed a hot tub on the main patio and a summerhouse. The lower garden provides a level surface which is ideal for younger children to play ball games.

**Price Range £1,250,000**



# Floor plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

TENURE: Freehold  
Council Tax Band: G

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.