

STONE



*Ledbury Road RH2*

£895,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Nestled in popular North Reigate, this charming Victorian semi-detached house stands as a testament to timeless elegance and modern convenience. Adorned with a striking tile-hung facade, landscaped frontage and attractive blue front door, this house captures the essence of classic architecture while offering a delightful blend of comfort and style.

Boasting a prime and unbeatable location, this home provides unparalleled accessibility to the town centre and Reigate train station, ensuring that the hustle and bustle of daily life is just moments away. The allure of this property begins at the doorstep, where a beautifully landscaped front garden welcomes you into a world of grace and sophistication.

Step inside, and you'll find a meticulously designed interior that effortlessly combines period features with contemporary living. The house unfolds to reveal three generously sized double bedrooms, providing ample space for both family and guests. The master bedroom on the second floor exudes a sense of tranquility, enhanced by large windows that bathe the room in natural light with the addition of air conditioning & heating to keep it cool in the summer, and warm during the winter.

The accommodation further comprises two well-appointed, modern bathrooms, ensuring convenience and comfort for the entire household. A separate WC adds an extra layer of practicality to the layout, catering to the needs of a modern lifestyle.



The ground floor seamlessly flows from room to room, starting with a warm and inviting lounge that serves as the perfect space to unwind. The heart of the home lies in the expansive kitchen-diner, a haven for culinary enthusiasts and the focal point for entertaining guests. The kitchen itself is a vision of contemporary design, equipped with modern appliances and abundant storage, creating a space that effortlessly combines functionality and aesthetics.

Adjacent to the kitchen, a convenient utility room enhances the efficiency of daily chores, providing a discreet space for laundry and additional storage. The thoughtful layout of this home ensures that every inch is utilised to its full potential, creating a harmonious living environment.

Venture outside, and you'll discover a modern landscaped south-facing garden, a haven for outdoor living and relaxation. Whether enjoying a morning coffee on the patio surrounded by lavender or hosting al fresco dinners in the evening, this private sanctuary is the perfect extension of the living space within.

As an added bonus, a separate office nestled in the garden provides a tranquil workspace away from the distractions of the main house. This versatile space can cater to remote work needs or serve as a creative retreat, offering flexibility to suit various lifestyles. There is additional side access with plenty of space for additional storage.







Nestled at the foot of the North Downs, Reigate is a quintessential market town that effortlessly marries historical charm with a vibrant contemporary spirit. Steeped in centuries of history, the town's cobbled streets, medieval architecture, and iconic Priory Park offer a captivating glimpse into its past. The house is positioned just north of the heart of Reigate's bustling High Street, adorned with a delightful array of independent shops, cosy cafes, and inviting pubs. This market town exudes a sense of community, where residents and visitors alike can enjoy the warmth of local hospitality. Beyond its historical allure, Reigate boasts a wealth of green spaces, including the expansive Priory Park with its tranquil lake and landscaped gardens, providing a serene escape from the daily hustle.

With excellent transport links, including a mainline train station connecting to London, Reigate seamlessly blends the tranquility of a countryside retreat with the convenience of urban connectivity, making it a highly sought-after destination for those seeking a perfect balance of history, culture, and modern amenities.









## The Details

- Three double bedroom Victorian house in central Reigate
- Modern open plan kitchen/dining extension with south facing bifold doors
- Landscaped garden with beautiful planting
- Office in the garden with heating/ air conditioning
- Large utility room and WC
- Cosy lounge to the front with attractive bay window
- Parking space in front of the house along with additional guest parking on the private road
- Two modern bathrooms including ensuite to principle bedroom

Size  
Approx 1528.00 sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
E



**Approx. Gross Internal Floor Area 1528 sq. ft / 141.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Elements Property Produced by

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