



*Gatton Park RH2*

£1,650,000

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

————— *The Stone Family*



Nestled within a sprawling 4 acre plot, this exquisite detached family home offers a serene rural retreat while remaining conveniently close to the vibrant towns of Reigate and Redhill. Perfectly balancing the allure of country living with modern luxury, this property truly provides the best of both worlds.

Step inside to discover a remarkable open living space that seamlessly flows through various well-defined zones. This room features a log burner for the winter months, and doors that open onto a BBQ patio for Summer, perfect for family gatherings and entertaining.

The living space effortlessly transitions into a sophisticated dining area and a spacious kitchen with breakfast bar, featuring light shaker cabinetry, elegant marble-effect countertops, and exquisite herringbone tiling.

The expansive family room is an additional highlight, offering panoramic views of the lush garden through impressive bifold doors that open onto a newly laid patio.



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This inviting space also grants access to a generously sized utility room. From here, a staircase ascends to a charming annexe, complete with two cozy bedrooms and a stylish bathroom—ideal for guests or extended family.

Back in the main living area, another set of stairs leads to the upper floor, where three well-proportioned double bedrooms await. The principal bedroom is a sanctuary of comfort, featuring built-in wardrobes and a luxurious en-suite wet room, all while offering picturesque views of the verdant garden.

Excitingly, there is scope for significant further extension, with planning permissions already in place for certain elements with opportunities to extend further.







Outside, the enchanting grounds continue to impress, with a far-reaching lawn surrounded by mature trees and a meadow of wild grass.

Extending from the kitchen and family room, a large patio with beautiful modern tiling offers the ideal spot for al-fresco dining.

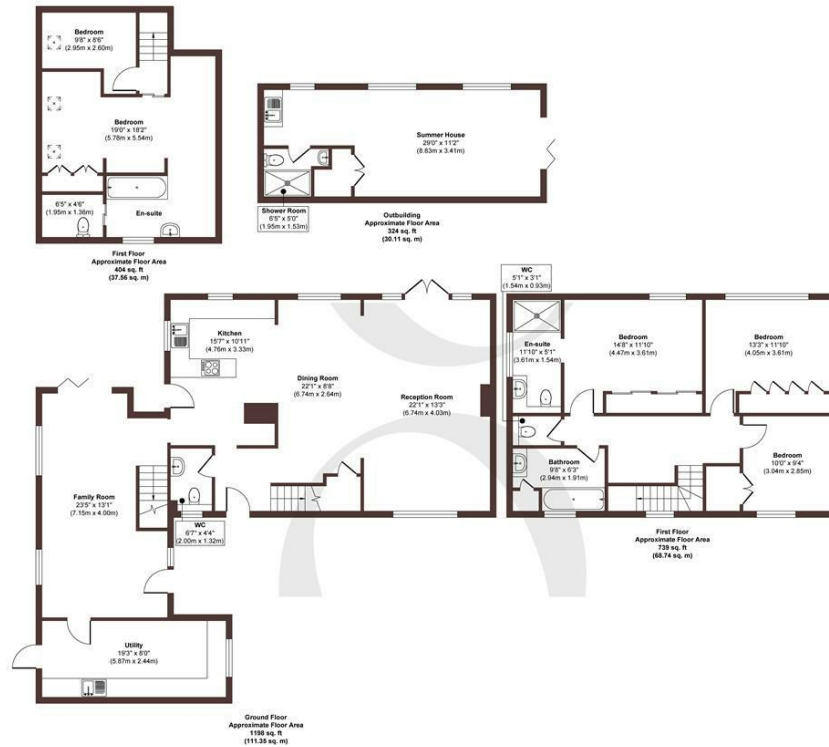
A substantial summer house stands as a testament to the property's versatility, boasting a spacious living area, a fully-equipped kitchen, and a modern shower room. This delightful addition is perfect for hosting summer soirées or providing a peaceful retreat.











**Approx. Gross Internal Floor Area 2665 sq. ft / 247.76 sq. m (Including Outbuilding)**

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

Produced by Elements Property

**STONE**

## The Details

- Detached family home on an impressive 4 acre plot
- Five bedrooms and four bathrooms
- Substantial open plan living areas
- Additional large family room
- Annexe with two bedrooms and bathroom
- Principal bedroom with en-suite
- Summer house with kitchen and shower room
- Enormous verdant garden
- View across Reigate Hill Golf Club
- Large private driveway

Size

Approx 2665.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

E



STONE

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