

STONE



*Crakell Road RH2*

Offers in excess of £1,300,000



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

————— *The Stone Family*



Nestled on one of the most sought-after roads in Reigate, this charming modern tiled hung house offers an extraordinary opportunity for discerning buyers seeking a spacious and beautifully kept home. Owned by the same family for nearly 30 years, this property exudes character and warmth, while presenting an excellent canvas for modern updates.

As you approach the house, you are greeted by an impressive gated entrance that provides ample parking for up to five cars. The convenience of a double garage and an additional car port ensures that vehicle storage is never an issue. The wrap-around landscaped gardens are a testament to the care and attention lavished on this home over the years. Beautifully manicured and thoughtfully designed, the gardens offer a serene and picturesque setting for outdoor relaxation and entertainment.

Upon entering the house, you are welcomed into a spacious and inviting hall that sets the tone for the rest of the property. To the left, a large reception room awaits, bathed in natural light and featuring a conservatory at the back. This delightful space offers an idyllic spot to enjoy the garden views year-round. Adjacent to the reception room is the elegant dining room, perfect for hosting family gatherings and dinner parties.







The heart of the home is undoubtedly the kitchen breakfast room, which flows seamlessly into the utility area and offers plenty of space for casual dining. The practical layout includes a downstairs WC and a versatile office, ideal for those who work from home or need a quiet study space.

Ascending to the first floor, you will find four generously sized double bedrooms, each providing comfortable and private retreats for family members and guests. The principal bedroom is a true highlight, featuring a luxurious walk-in wardrobe and an en-suite bathroom. The remaining three bedrooms share a well-appointed family bathroom, ensuring convenience and comfort for all.

This property's potential is limitless, offering the chance to update and personalise the interiors to suit modern tastes while retaining its timeless charm.













Situated in the heart of Reigate, this prime location offers unparalleled convenience and access to esteemed educational institutions, including Reigate Grammar School, Reigate Parish, Priory school and St. Mary's. These highly sought-after roads are renowned for their desirability and community appeal.

Residents enjoy the benefit of being within walking distance to the Redhill train station, providing swift connections to London, as well as the vibrant Reigate High Street, with its array of boutique shops, cafes, and restaurants. This central Reigate location ensures a lifestyle of ease and sophistication, perfect for families and commuters alike.













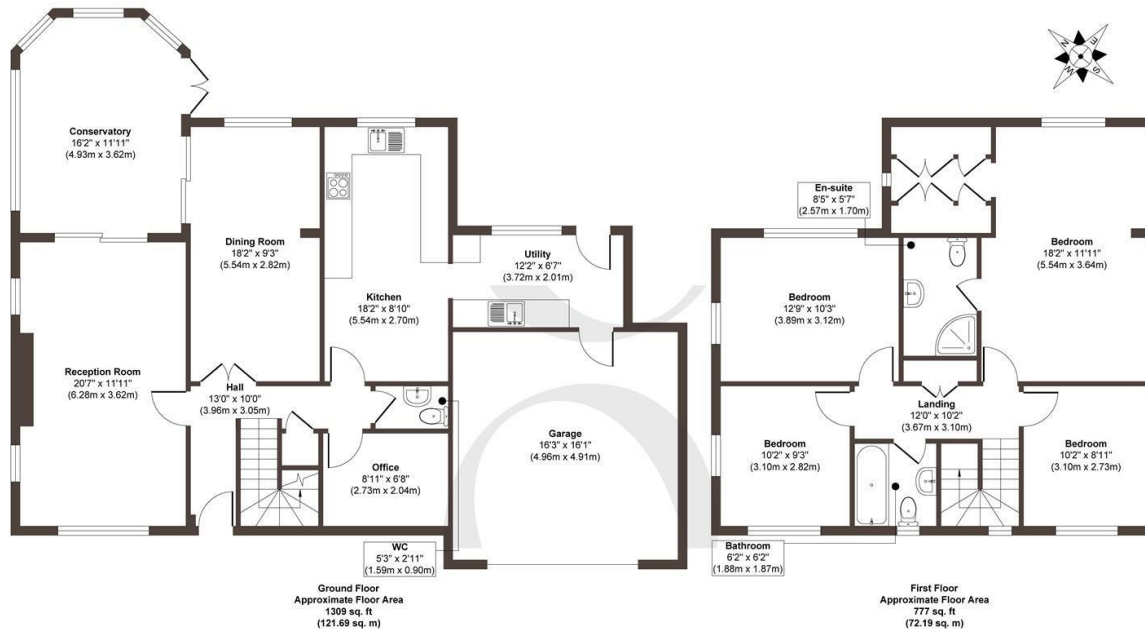
# The Details

- Modern detached house in a sought after location
- Wrap around gardens with large driveway and carport
- 4 Bedrooms @ 2 bathrooms
- 3 Reception rooms @ office
- Double garage @ gated entrance
- Walking distance to town and outstanding schools
- Utility room @ WC
- Potential to substantially extend STPP

Size  
Approx 2086.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
G



**Approx. Gross Internal Floor Area 2086 sq. ft / 193.88 sq. m**

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

Produced by Elements Property

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