

STONE



*Millway RH2*

£1,850,000

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

————— *The Stone Family*



Nestled on the tranquil Millway, Erroll House stands as a testament to Edwardian elegance and timeless charm. This substantial detached property exudes character, offering a unique blend of historical beauty and modern living.

Step inside to discover a home filled with light, space, and period features that tell the story of its rich heritage. The sitting room, with its cosy ambiance and large bay window, invites you to unwind.

Ascend the steps to a unique room above the garage, originally designed as an art studio. Bathed in natural light from the skylight, this versatile space is perfect for a playroom, home office, or additional living area.

Beyond the spacious hallway, a second living room offers an impressive box bay window and a character fireplace, creating a warm atmosphere. Adjacent is a large walk-in pantry with utility room and a convenient downstairs WC, leading to the heart of the home: the expansive kitchen and dining room.

The kitchen boasts beautifully maintained original cabinetry that reaches to the ceiling, seamlessly combining with a modern design. This space features an AGA, shaker doors and shiplap panelling, creating a timeless and cohesive look.



Here, family and friends can gather, with doors opening onto a beautiful South-facing garden. The long patio area is ideal for summer BBQs, and a family/dining room with a log burner enhances winter evenings.

Upstairs, the grand landing with its impressive colonial balustrade is flooded with natural light, setting the stage for the six generously-sized bedrooms and three bathrooms that span the two upper floors. Versatility here offers the opportunity to create a seventh bedroom, or creating a master-suite with separate dressing room.

Surrounded by mature trees and lush planting, Erroll House promises privacy and serenity in one of Reigate's most sought-after residential areas.

As you approach the property, the double driveway and garage provide ample parking, while the classical sash windows (secondary glazed for energy efficiency) and large dormer porch set a welcoming tone.







While Millway offers a peaceful residential setting, excellent transport links ensure that the rest of the world is easily accessible. Both Reigate and Redhill Train Stations, each walking distance from Millway, provide frequent and fast connections to central London, as well as connections to Gatwick Airport and beyond.

Reigate's historic high street is a delightful blend of old-world charm and modern convenience. The high street is lined with a variety of independent boutiques, charming cafes, and high-end restaurants.

For families, the proximity to renowned schools is a significant advantage. St Mary's Prep School and Dunottar independent school both offer a broad and exciting co-curricular programme.

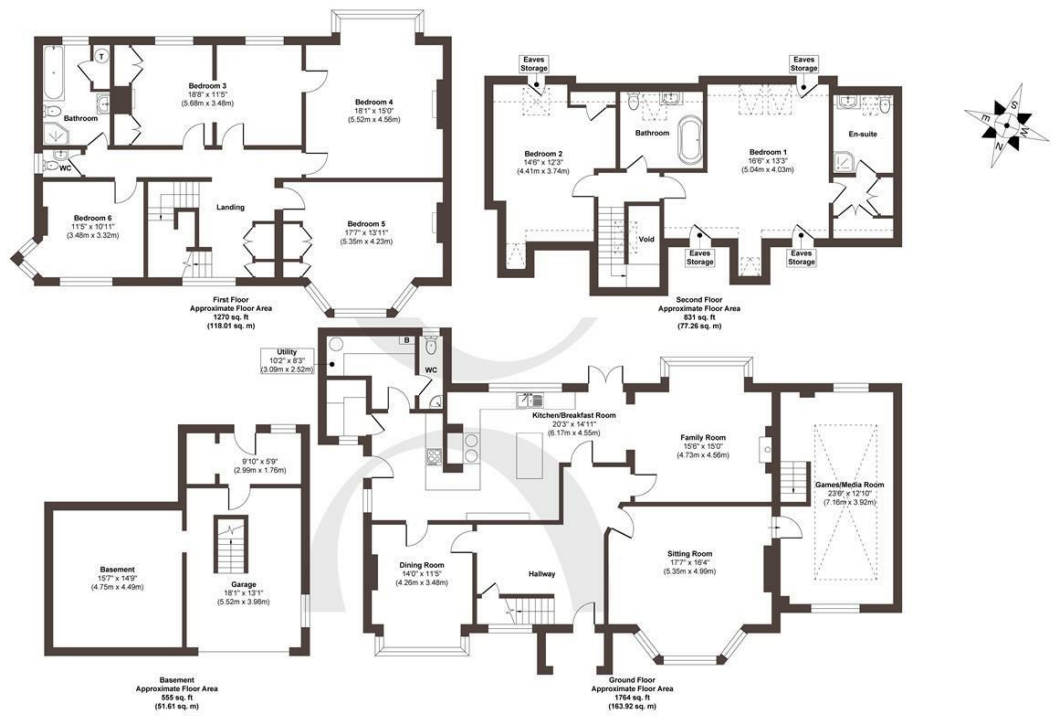
Renowned for its academic excellence and rich history, neighbouring Reigate Grammar School offers outstanding education and a wide range of extracurricular activities.











**Approx. Gross Internal Floor Area 4420 sq. ft / 410.80 sq. m (Including Garage & Basement)**  
**Approx. Gross Internal Floor Area 3865 sq. ft / 359.19 sq. m (Excluding Garage & Basement)**

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

Produced by Elements Property



## The Details

- Substantial Edwardian detached house
- Character features remain throughout
- Six bedrooms, three bathrooms, four reception rooms
- Large open plan kitchen and dining room leading to the garden
- South facing family garden with patio
- Walk-in pantry @ utility room, with WC
- Double driveway and garage
- Walking distance to both Redhill @ Reigate train stations
- Perfectly situated for the area's best schools
- Secondary glazed original sash windows

Size  
 Approx 3865.00 sqft

Energy Performance Certificate (EPC)  
 Rating D

Council Tax Band  
 G



STONE

*Let's Talk*

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