



Deerings Road RH2

£1,350,000

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

————— *The Stone Family*



Situated in the highly sought-after Deerings Road, this remarkable detached Edwardian home offers an exquisite blend of period charm. Boasting five bedroom accommodation across three levels, this property is steeped in character, from its stained-glass windows and ornate cornicing to its lovingly preserved original fireplaces.

Upon entering the spacious and welcoming hallway, you're immediately greeted by a sense of warmth and elegance—a space perfectly suited for festive celebrations, complete with an original fireplace and an ideal nook for the Christmas tree.

The property's grand proportions continue through the reception rooms, where high ceilings, a bay window, and abundant natural light combine to create inviting spaces full of charm. The first reception room features a striking character fireplace framed by ornate cornicing, ceiling roses, and picture rails.

The second reception room, currently serving as a formal dining room, showcases a carved mantelpiece and tiled fireplace, echoing the property's rich history.

French doors open onto a sun-drenched patio, seamlessly connecting the indoors with the mature, south-facing garden. This serene outdoor space is a haven for relaxation and entertaining, offering privacy and tranquility amidst thoughtfully planted borders and mature trees.



At the heart of the home lies the spacious kitchen, where modern convenience meets Edwardian grace. With a large breakfast bar dividing the cooking area from the conservatory, the space is ideal for family gatherings.

The conservatory, bathed in natural light, features a breakfast table with views of the garden and access to the patio, creating a seamless flow for al fresco dining.

The converted garage offers practicality with a storage area and utility room, cleverly designed with a skylight. For those seeking a work-from-home space, this area could easily be adapted to suit modern needs.

Ascending to the first floor, the expansive principal bedroom offers the perfect sanctuary with a large bay window, built-in wardrobes, and an en-suite shower room.

Two additional double bedrooms, one of which features a charming period fireplace, are also on this level, served by a well-appointed family bathroom. The top floor houses two further double bedrooms nestled in the eaves, with an en-suite shower room and an expansive loft space for additional storage.







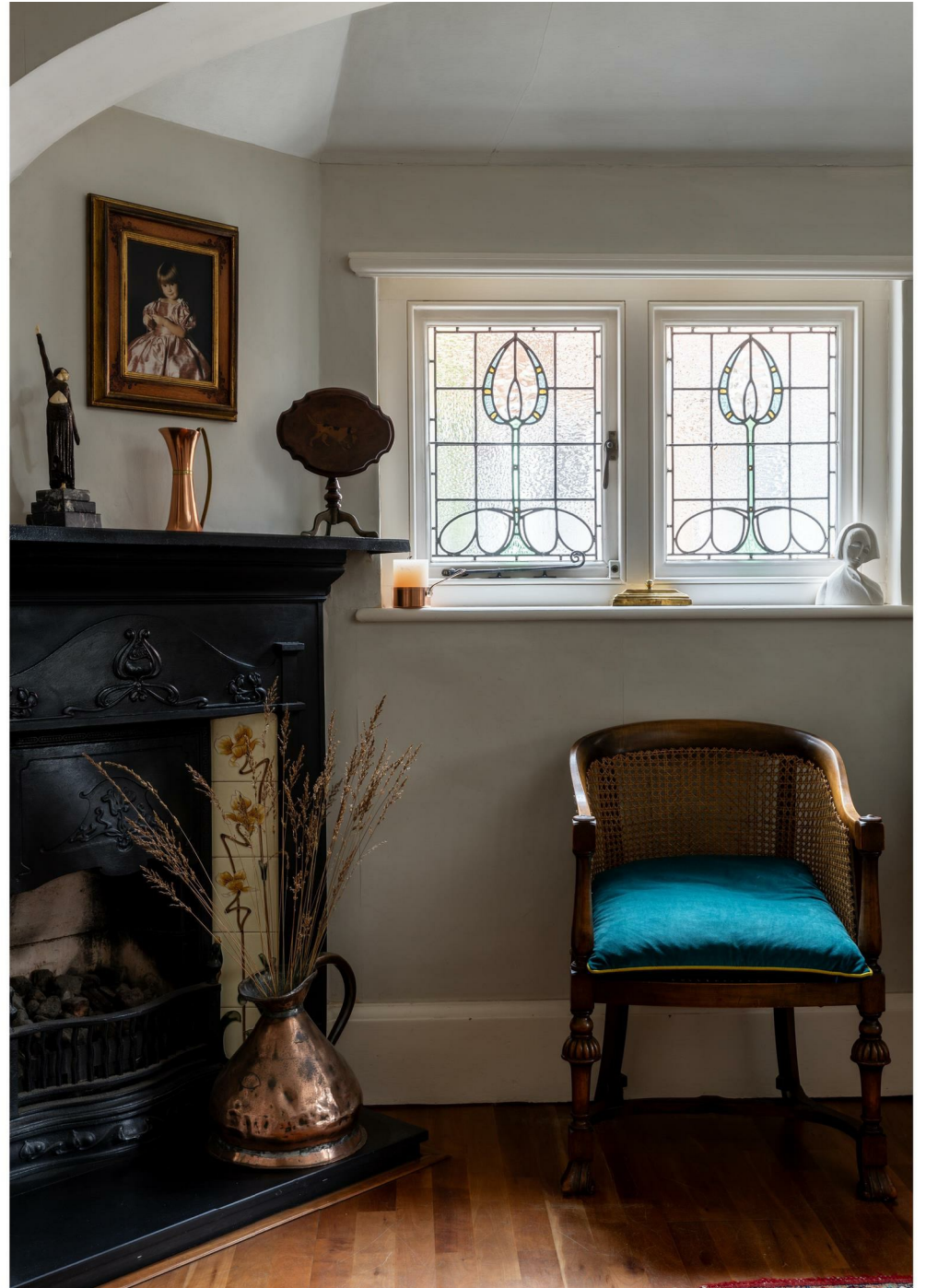
Deerings Road is one of Reigate's most desirable addresses, offering a genuine sense of community. Neighbours connect through an active WhatsApp group and come together for seasonal events, including festive Christmas celebrations.

The street is popular with young families who value the friendly atmosphere, excellent local schools, and proximity to green spaces. The area is well-served by highly regarded schools, including Reigate School, Holmesdale Community Infant School, and Reigate Grammar, ensuring children have access to quality education from primary through to secondary levels.

Living in this part of North Reigate places you within easy reach of the historic town centre, where independent boutiques, cafes, and restaurants line the charming high street. The town's sense of community is strong, with plenty of events throughout the year, from the annual Christmas market to summer fairs.

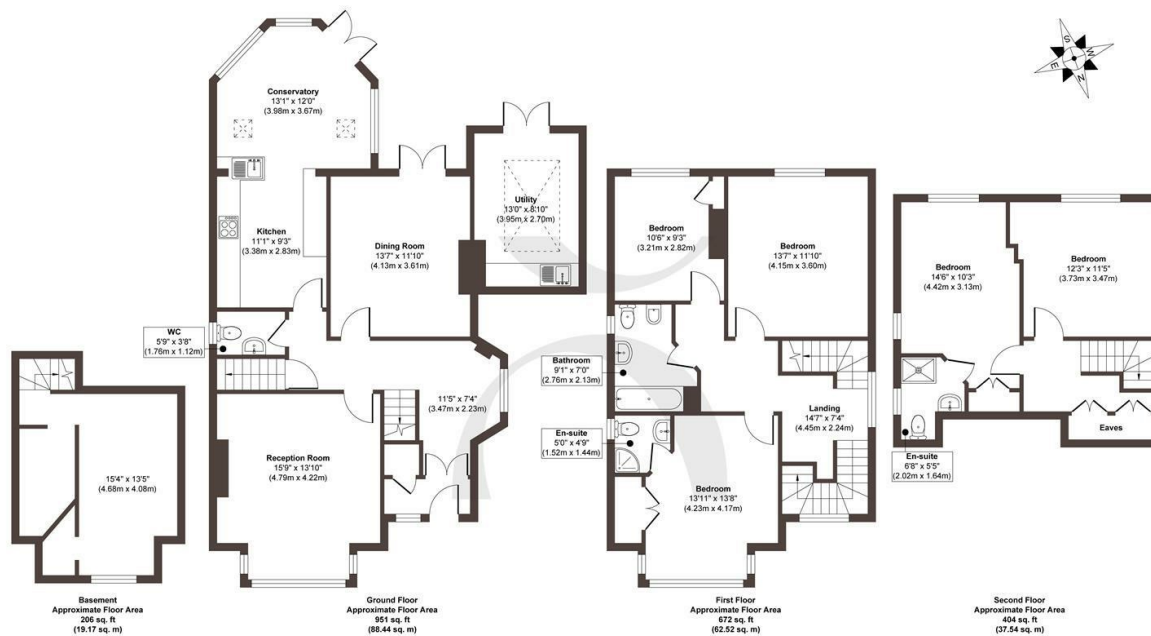






The Details

- A charming Edwardian, five bedroom detached home
- Deerings Road is one of Reigate's most desirable addresses, offering a genuine sense of community.
- Spacious rooms with tall ceilings, and original features and character throughout
- Large, welcoming entrance hall, with stained glass windows
- Two reception rooms, saturated with natural light with ornate fireplaces
- Spacious kitchen extending into a conservatory with breakfast room
- Beautiful South-facing garden with mature planting and unique trees
- Five bedrooms spanning two levels, accompanied by three bathrooms
- Ample storage, with garage, basement and substantial eave access
- Driveway



Approx. Gross Internal Floor Area 2233 sq. ft / 207.67 sq. m

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

Produced by Elements Property

STONE

Size

Approx 2233.00 sqft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

G



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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