

STONE



Wray Lane 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 against the prestigious Reigate Hill, this exceptional family home on Wray Lane offers luxury living with breathtaking views across the North Downs.

Expertly reconfigured and extended, this deceptively spacious property maximises natural light with its west-facing orientation, allowing for stunning sunset views and a garden bathed in sunlight throughout the day. Electric blinds have been thoughtfully installed to manage the brightness when needed.

Step through the wide entrance hall, lined with handmade copper-look storage doors, and be greeted by verdant views through expansive sliding doors that flood the space with light. The hall offers seamless access to a luxurious downstairs WC and a generous walk-in closet designed for coats and shoes.

Descend into the vast, open-plan kitchen, living, and dining area, where a large island subtly divides the space. The kitchen is a sleek, modern design with Bosch appliances. Skylights and expansive doors ensure that this sociable, contemporary space is filled with light throughout the day.



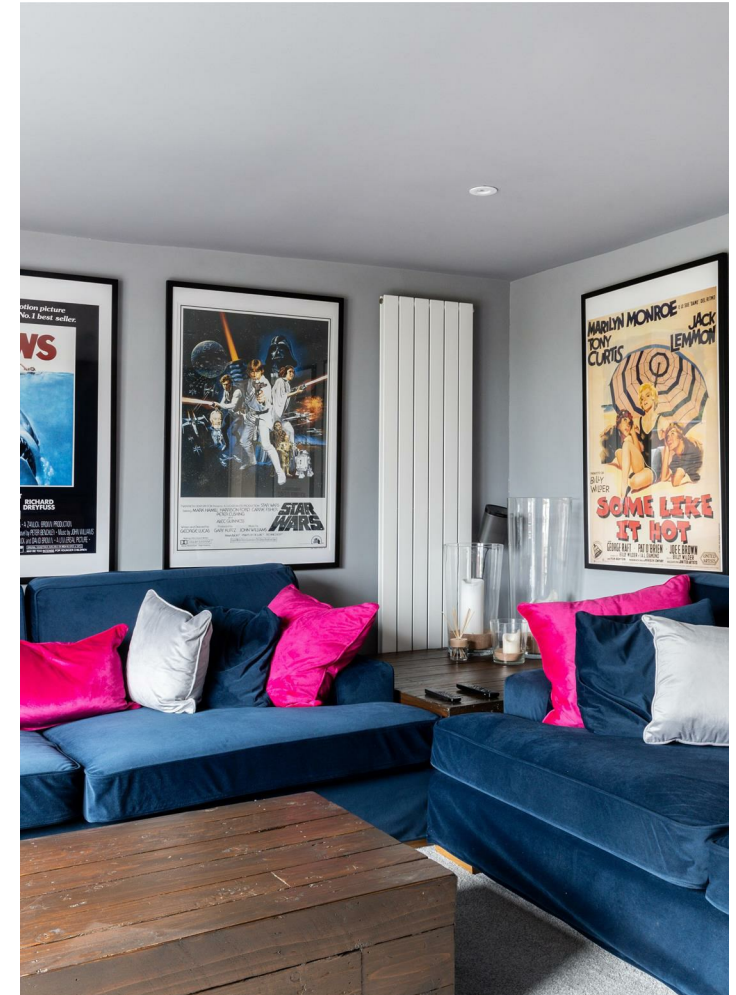
The property boasts four exquisite bedrooms, each with spacious closets and uniquely designed, luxurious en suite bathrooms. While all bedrooms could serve as a master, the principal bedroom, accessed via a private staircase, offers a true sanctuary with stunning views over the garden.

Beneath the principal suite lies a cozy lounge, currently configured as a movie room, with direct access to the garden. A separate games room opens onto the raised decking, perfect for entertaining.

The landscaped garden is a true highlight, with distinct zones that include a seating area with a BBQ, a firepit for cozy evenings, and a raised lawn perfect for family play. The property also benefits from a large garage, a utility room, and a private driveway with a right of access to the neighboring drive for added convenience.

Immaculately presented with bespoke design features throughout, this home is a masterpiece of modern luxury living.







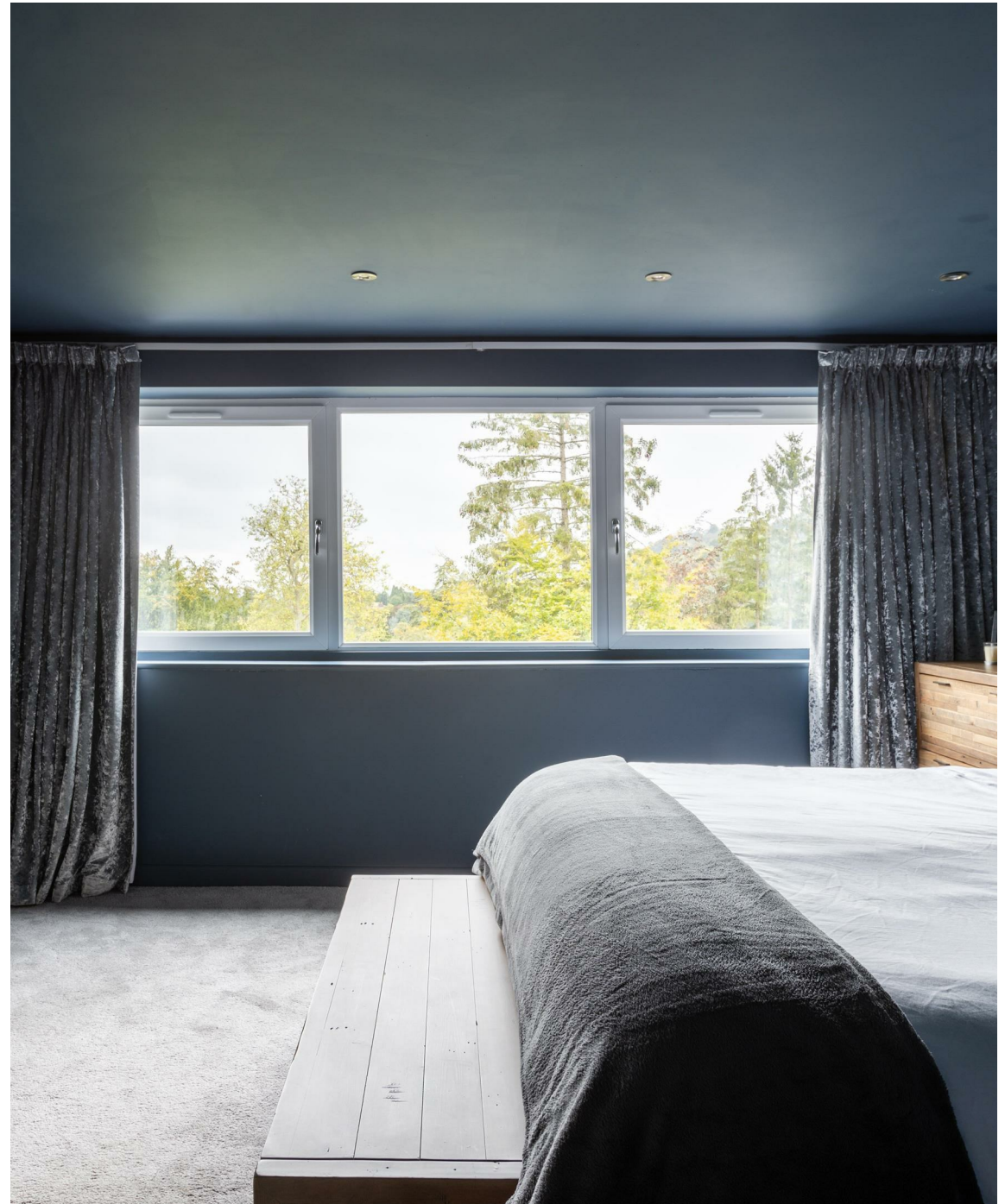
Life on Wray Lane in Reigate offers a balance of tranquillity and connectivity, making it an ideal setting for families and professionals alike.

The area is perfect for outdoor enthusiasts, with scenic walking trails and expansive green spaces right on the doorstep. Reigate Hill is particularly popular for dog walking, where residents can enjoy panoramic views across the Surrey countryside. A perfect pitstop after a stroll is the local favorite, Junction 8 coffee shop, where you can grab a coffee and snack while taking in the serene surroundings.

For commuters, Wray Lane offers easy access to the M25, providing excellent road links to London and beyond. Reigate train station is just a short distance away, with regular services to central London, making it an ideal location for those working in the city.

Families are well-catered for with a range of excellent schools nearby, both primary and secondary. Holmesdale Community Infant School and Reigate Priory School are popular options for younger children, while Reigate School and Reigate Grammar School are renowned for their outstanding secondary education.

Reigate's historic high street is just a short journey from Wray Lane, offering a lifestyle filled with boutique shopping, cafés, restaurants, and independent stores. Whether you're looking for a charming place to dine or to explore the unique history and architecture of the town, Reigate's high street has plenty to offer.







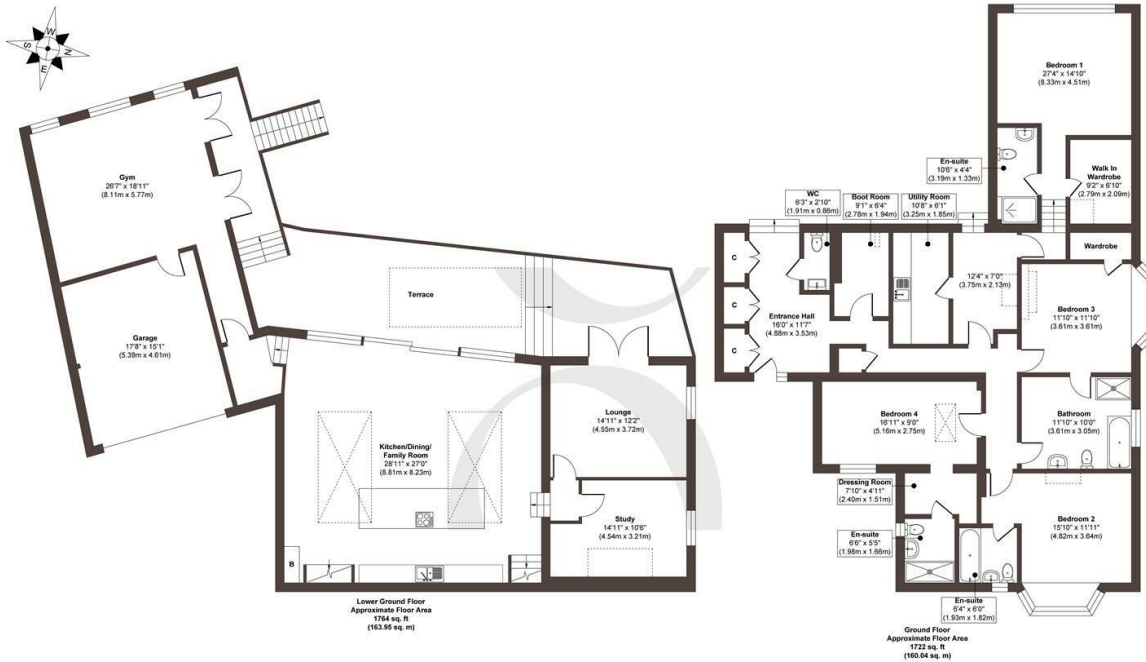
The Details

- *Luxury family home reconfigured and extended to a high standard*
- *Breathtaking views across the North Downs with west-facing sunsets*
- *Deceptively spacious with four large bedrooms, all with en suite bathrooms*
- *Open plan kitchen, living, and dining area with expansive doors and skylights*
- *Immaculate presentation with bespoke design elements throughout*
- *Games room and movie room, both with garden access*
- *Sun-drenched garden with zoned seating, BBQ, firepit, and family play areas*
- *Private driveway and large garage*
- *This property owns the neighbouring driveway and gives rights to the neighbour to use it*

Size
Approx 3486.00 sqft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
F



Approx. Gross Internal Floor Area 3486 sq. ft / 323.99 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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