

STONE



Doods Way RH2

£2,800,000

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

————— *The Stone Family*



Introducing Little Batts, a distinguished Victorian detached residence situated on Doods Way, one of North Reigate's most sought-after residential roads. Built in 1884, this substantial red brick home exemplifies the period's architectural grandeur, combining classic Victorian charm with modern comfort across its impressive 5000 sq ft of accommodation.

On approach, the property's imposing double-fronted façade impresses, with a traditional oversized front door complemented by striking stone bay windows. A large private driveway and detached garage provide ample parking.

As you step into the spacious entrance hall, the mosaic tiled flooring, soaring ceilings, and a grand staircase immediately capture your attention, setting the stage for the grandeur that awaits within. The reception rooms are bathed in natural light from expansive sash windows, highlighting the intricate corning and the elegance of the stone mantelpieces. The drawing room is a space of refined beauty, perfect for both formal entertaining and relaxed family living.

Adjacent, the dining room retains its original stone fireplace, parquet flooring and features a box bay window that draws in abundant light. French doors open to a conservatory, allowing for seamless indoor-outdoor living. The rear reception room, with its dual aspect views over the verdant garden, continues the theme of timeless elegance, featuring another original stone and tiled fireplace.



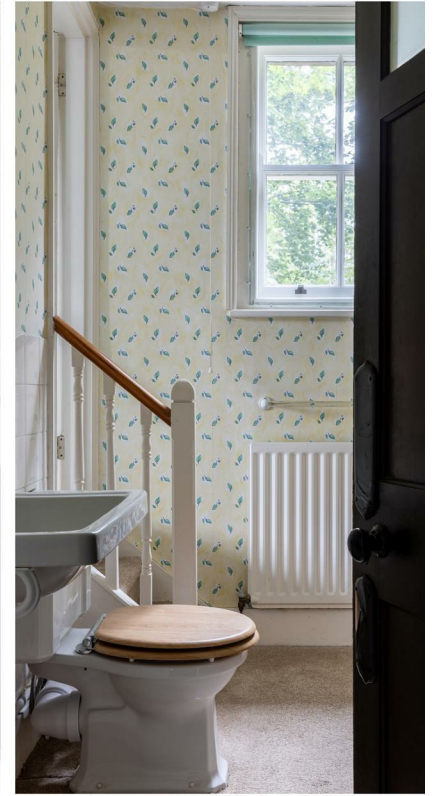
The kitchen, with the potential for expansion, offers a charming space with double doors open to the garden, and a breakfast table provides a cosy spot for informal dining. The kitchen is conveniently connected to a utility room, boot room, and a versatile music studio space, blending functionality with character. However, there is significant potential to enhance the space to better meet modern needs.

Ascending to the first floor, the accommodation continues to impress. The principal bedroom, generously proportioned and filled with light from the large bay window, features a tiled fireplace and shares a Jack and Jill bathroom with a rear bedroom. Three additional double bedrooms on this floor are served by two further family bathrooms, each finished to a high standard.

The second floor of Little Batts offers nearly self-contained living, ideal for guests or extended family. Here, two double bedrooms, a family bathroom, a kitchen, and a reception room provide comfort and privacy.









Reigate, a charming historic market town nestled in Surrey, seamlessly marries rich history with modern convenience, making it a highly desirable place to call home. Its cobbled streets and historic architecture provide a picturesque backdrop, while a thriving community and excellent amenities add to its allure.

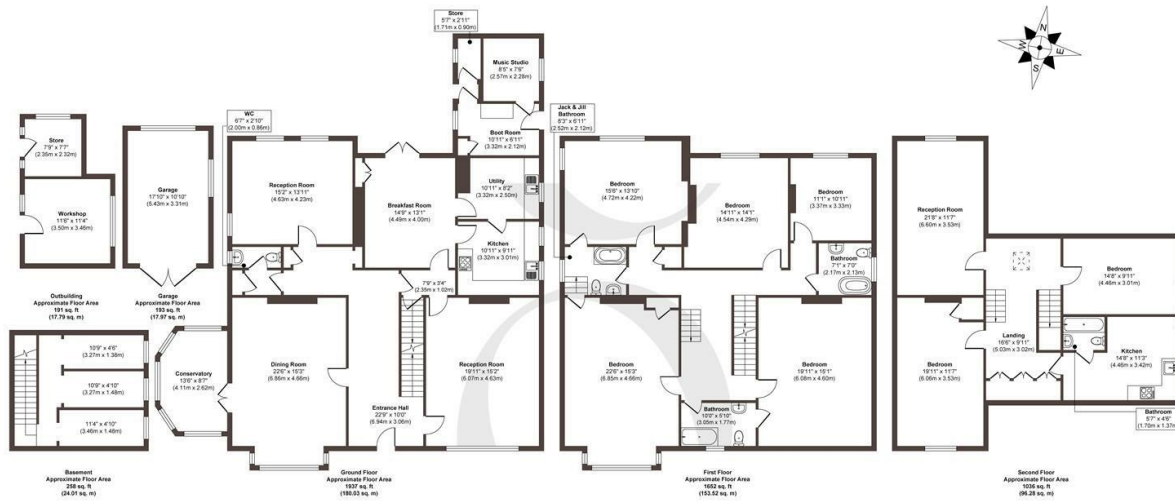
The town's desirability is further underscored by its vibrant local culture and thriving high street, offering an array of boutique shops, cafes, and restaurants. Reigate's historic market, held regularly, adds a delightful touch to the town's character, providing residents with a chance to enjoy local produce and crafts.

Surrounded by picturesque countryside, Reigate offers ample green spaces and recreational areas, including Priory Park with its beautiful lake and extensive playgrounds. This, coupled with a sense of community and a range of leisure activities, contributes to Reigate's reputation as an attractive and family-friendly destination.

Transport links in Reigate are excellent, with easy access to major road networks such as the M25, M23, and A25, making commuting to London and other nearby cities a breeze. The town's railway station connects residents to London Victoria and London Bridge, enhancing its appeal for professionals seeking a balance between a tranquil suburban lifestyle and city accessibility.







Approx. Gross Internal Floor Area 5267 sq. ft / 489.60 sq. m (Including Garage & Outbuilding)

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

Produced by Elements Property

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The Details

- Substantial Victorian detached home with space and character
- Seven/ eight double bedrooms served by four bathrooms
- Grand reception rooms with expansive windows and ornate fireplaces
- Kitchen, utility room, boot room and studio
- Situated in one of North Reigate's most desirable roads.
- The second floor is currently configured with a kitchen and reception
- Verdant, private garden with mature trees
- Large private driveway with a detached garage

Size
Approx 5267.00 sqft

Energy Performance Certificate (EPC)
Rating

Council Tax Band
G



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