

STONE



Nutley Lane RH2

Offers in excess of £525,000

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

————— *The Stone Family*



Nutley Lane's traditional cottages exude timeless charm, and the street's well-known reputation for its period homes, and this beautifully presented three-bedroom cottage, is no exception.

This charming home, part of the Nutley Lane Conservation Area, features a pretty gated front garden with mature planting, leading up to a striking yellow front door with stained glass that adds a pop of colour and character.

Inside, the front reception room is a real showstopper, with its restored tiled fireplace, bespoke cabinetry, and tall ceilings. The exposed wooden floors and neutral décor create a sense of warmth and space, making it easy to picture yourself settling in.

The kitchen and breakfast room overlook the garden, offering modern conveniences while maintaining the cottage's period charm. Cream slab doors, antique gold handles, an oak worktop, and details like the ceramic sink and antique brass tap all combine to create a beautifully finished space.



Step outside to your private garden, complete with a patio for al fresco dining and a verdant lawn, providing both tranquillity and practicality. The garden is unusually large for the period cottages on this lane, and a home office at the rear presents a work from home space, complete with carpets and power.

Upstairs, the cottage offers three well-sized bedrooms, including a central bedroom that features an exquisite decorative fireplace with ornate carvings—a stunning focal point. The master bedroom is bright yet cosy, offering a peaceful retreat with ample natural light and a warm, inviting atmosphere—perfect for unwinding at the end of the day.

The home is thoughtfully designed and beautifully decorated throughout, ready for you to move straight in, and living here means being at the heart of Reigate's quaint, picturesque surroundings, while enjoying easy access to all the amenities this historic town has to offer.







Nutley Lane in Reigate is a charming and highly desirable cobbled street, offering a unique blend of character, history, and modern convenience.

Reigate station, within walking distance, offers direct links to London, ideal for commuting. Additionally, street parking provides convenience for drivers, while easy access to the M25 means exploring the Surrey Hills or travelling further afield is effortless.

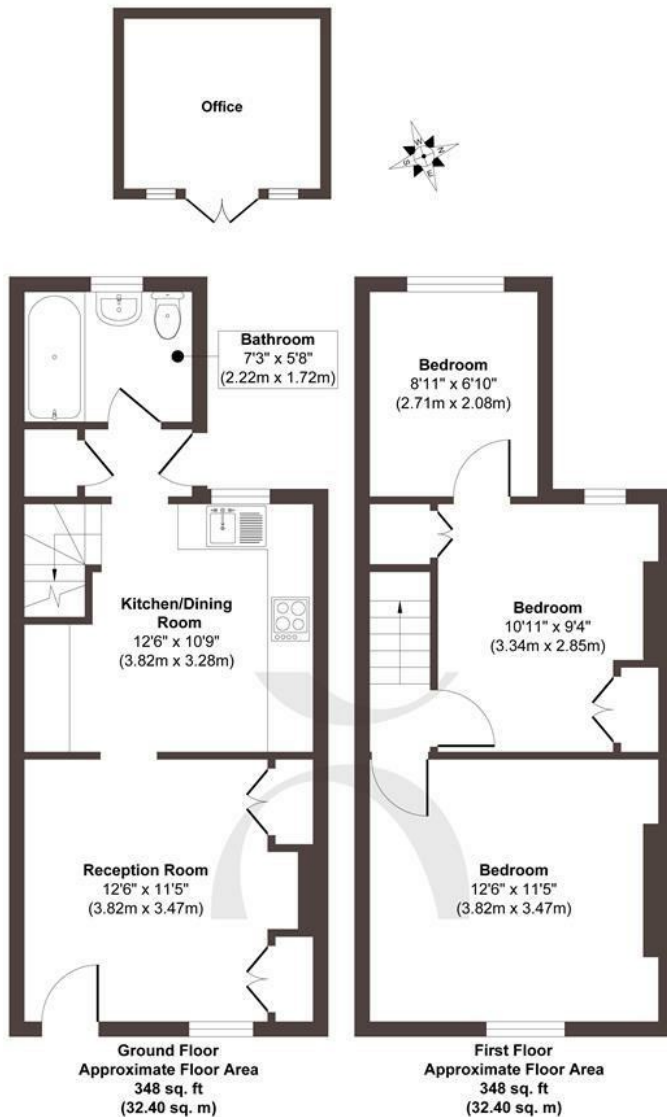
For families, Nutley Lane is surrounded by high-quality education options. Outstanding schools like Holmesdale Community Infant School, and Reigate Priory School are nearby, as well as several well-regarded nurseries.

A short stroll away, Reigate's town centre is vibrant in character, lined with quaint shops, cafes, and boutiques. Whether you're grabbing a cup of coffee or strolling to the cinema, the high street offers a delightful experience rich in heritage and charm.









Approx. Gross Internal Floor Area 721 sq. ft / 66.98sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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The Details

- Iconic cobblestone location on Nutley Lane, a picturesque conservation area
- The cottage boasts a beautiful Reigate stone façade, complemented by a bright yellow traditional front door with stained glass
- Neutral, sympathetic interiors create a blend of modern comfort and period charm
- Modern fitted kitchen and bathroom
- Deceptively spacious, with three double bedrooms
- Private west-facing garden makes the most of the evening sun
- Home office at the rear of the garden with power and home comforts
- A two minute walk to Reigate's high street and the train station

Size
 Approx 818.06 sq ft

Energy Performance Certificate (EPC)
 Rating D

Council Tax Band
 D



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