

STONE



Croydon Road 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



This substantial detached residence on Croydon Road is a striking example of late Victorian architecture infused with Edwardian grandeur. Built in 1900, the property boasts a distinctive mock Tudor design with red tile hanging and traditional pebble dash, exuding a timeless elegance. The exterior is instantly captivating, with patterned lead windows adding to its period charm and an impressive stone porch framing the original arched front door.

The home's interior is as remarkable as its façade, offering three storeys of flexible accommodation. A welcoming entrance hall, spacious enough to incorporate a seating area and traditional mantel, sets the tone for the rest of the house.

The grand reception room, adorned with original panelling, carved picture rails, and a character fireplace, enjoys a dual aspect, with its largest window overlooking the veranda and the verdant garden beyond. Either side to this, the sitting room and dining room each offer direct access to the garden, perfect for entertaining or enjoying the tranquil surroundings.

A dedicated study provides a quiet retreat, while a downstairs WC and a traditional kitchen and breakfast room, complete with an adjoining laundry room, store, and garden access, add to the home's practicality.



Ascending to the first floor, five double bedrooms provide generous living space, complemented by a modern shower room, an additional separate WC, and a utility room. In the winter months, views extend to Reigate Hill, whereas in the summer the foliage enhances the property's privacy and provides verdant views.

The second floor offers further flexibility, with two additional bedrooms, a bathroom, and a spacious store, along with ample eaves storage. A unique nod to the home's heritage remains in the garage, where an original stained-glass window still graces the space.

Throughout, this residence radiates character, seamlessly blending period details with the proportions and flow of an exceptional family home.







Croydon Road is one of North Reigate's most desirable addresses, perfectly positioned to enjoy both the natural beauty and urban convenience the area has to offer. The home enjoys far-reaching views across to Reigate Hill, a scenic haven for walks and outdoor pursuits. Wray Common, just footsteps away, provides further green space for dog walks.

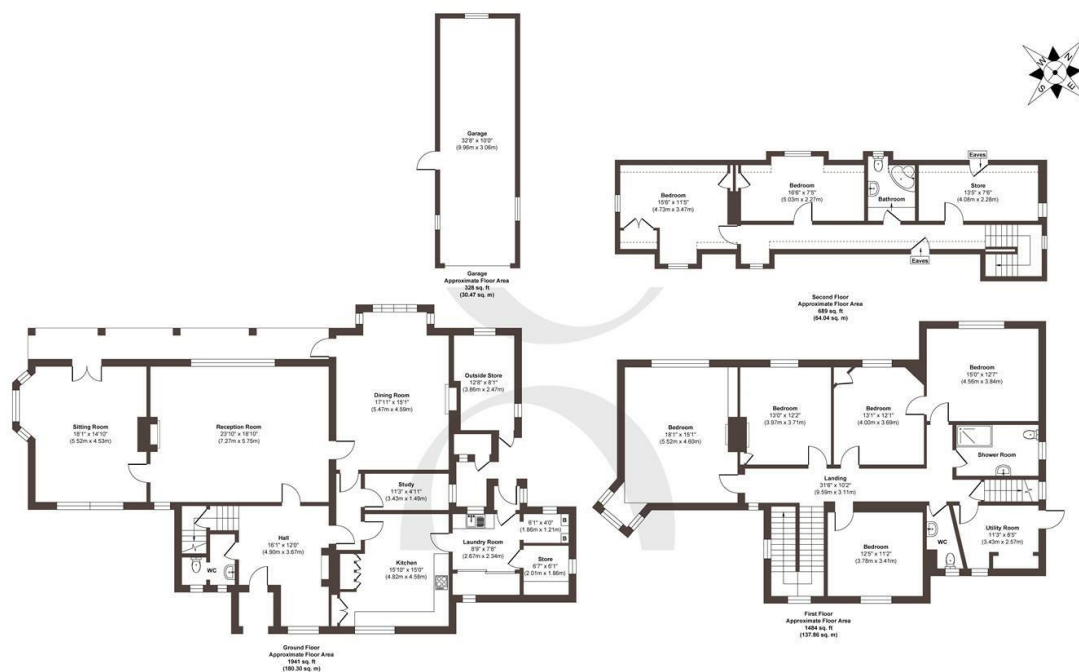
Reigate train station is within easy reach, offering direct connections to London, while the town's excellent road links, including the nearby M25, make for seamless commuting. Families are well catered for, with a selection of outstanding primary and secondary schools in the vicinity.

A short distance away, the historic Reigate High Street offers a charming blend of independent boutiques, acclaimed restaurants, and inviting cafés, all set against the backdrop of the town's rich heritage. With its blend of character, convenience, and a prime setting, this home offers an exceptional lifestyle in one of Surrey's most sought-after locations.









Approx. Gross Internal Floor Area 4442 sq. ft / 412.67 sq. m

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

Produced by Elements Property

STONE

The Details

- Offered to the market with no chain
- Built in 1900, this character property retains original features
- High ceilings, decorative windows, original mantels and panelling remain
- Seven bedrooms and two bathrooms offer generous living spaces
- Traditional kitchen and breakfast room, with adjoining store and laundry room
- Three spacious receptions and a dedicated study
- Beautiful west facing garden with a traditional veranda
- Expansive private driveway and garage
- Ideally situated for Reigate's historic high street, commuting and schools

Size

Approx 4442.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

H



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved