

STONE



Dean Lane RH1

£1,250,000

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

The Stone Family



Tucked along a quiet branch of Dean Lane, Box Tree is a truly unique home, seamlessly blending historic charm with contemporary design. Part of a large barn conversion, this residence enjoys an idyllic setting amidst rolling countryside, offering both seclusion and scenic beauty. Enveloped by the natural tranquillity of its conservation area, its striking Grade II listed stone exterior stands as a testament to the heritage of the land.

Stepping inside, the home immediately impresses with its dramatic entrance, where a vaulted ceiling and floor-to-ceiling glazing flood the space with natural light. The ground floor is adorned with beautiful wood flooring, reclaimed from a monastery, adding to the character and authenticity of the home. Designed to an exceptional standard, the interiors showcase earthy tones throughout, while strategically placed windows frame breathtaking countryside views.

The open plan kitchen and dining area provide another heart to this home, featuring a traditional kitchen design in bold tones. Exposed brick and polished concrete surfaces create a harmonious blend of classic and contemporary styles. A well-appointed pantry leads to the converted garage, where a snug area with a vaulted ceiling and deep, rich tones offers a cosy retreat for evening relaxation. The remaining portion of the garage provides ample space for tools and bikes.



A glass balustrade landing overlooks the stunning reception room, offering a seamless connection between levels while framing views of the rear garden. The home's generous proportions extend to four double bedrooms, each served by three unique and modern bathrooms. A fifth single bedroom is currently dedicated as a study, providing an ideal workspace.

The principal suite is a true standout, featuring an expansive bedroom, extensive built-in wardrobes, and a luxurious en suite with two entry points. At one end, a large luxury bathtub invites relaxation, while at the other, a spacious walk-in shower with textured tiling adds to the sense of indulgence. Twin sinks, perfect for 'his and hers' or 'theirs and theirs,' sit centrally, completing this elegant retreat.

Outside, the property benefits from a tiered rear garden with a patio area and lawns extending to the neighbouring fields, enhancing the sense of tranquillity and privacy. To the front, a large parcel of land belonging to 'Box Tree' extends to the boundary, offering sweeping sunset views that further elevate the home's appeal.







For those seeking a peaceful countryside lifestyle without compromising on convenience, Box Tree is perfectly placed. Outdoor enthusiasts and dog walkers will relish the abundance of nearby walking trails, from the rolling countryside paths leading towards Happy Valley in Chaldon to the serene woodlands of the North Downs Way.

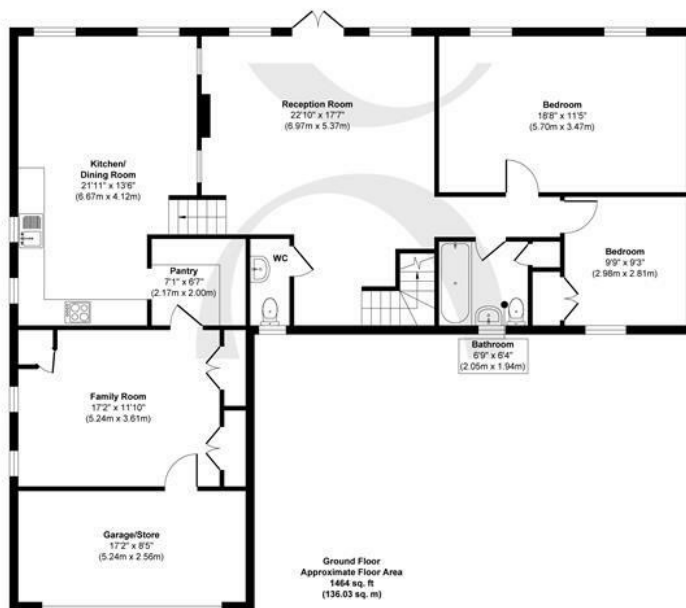
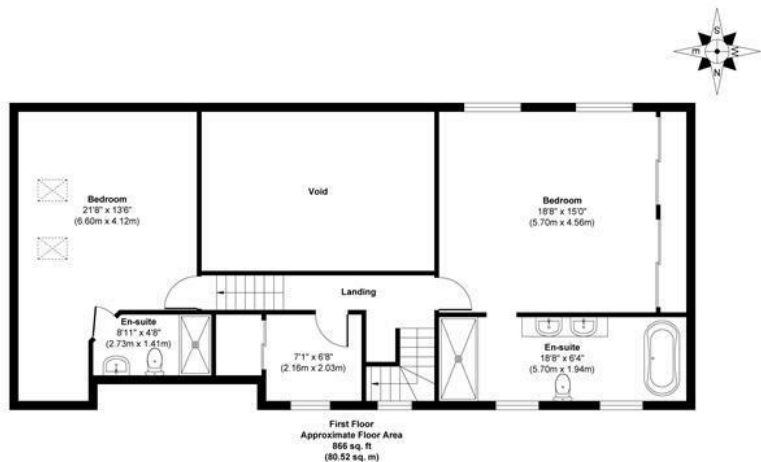
The property is nestled between the charming villages of Chaldon, Merstham, and Netherne-on-the-Hill, each offering its own unique character and local amenities. Chaldon is renowned for its picturesque setting and historic church, while Merstham provides a mix of independent shops, cosy pubs, and essential services.

For commuters, Dean Lane enjoys excellent transport links. Coulsdon South railway station provides swift connections to London Bridge and Victoria in under 22 minutes, making it ideal for those who work in the city but desire a rural retreat. The M23 and M25 are easily accessible, offering effortless travel to Gatwick Airport, the South Coast, and beyond. The nearby towns of Reigate and Redhill provide a broader range of shopping, dining, and leisure facilities, ensuring all needs are met within a short drive.









Approx. Gross Internal Floor Area 2330 sq. ft / 216.55 sq. m (Including Garage)

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

Produced by Elements Property

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The Details

- An exceptional five bedroom property with beautifully designed interiors throughout
- Grade II listed barn conversion with retained character and wooden beams
- Impressive open reception with vaulted ceiling and double height glazing
- Open plan kitchen and dining room with pantry
- Expansive principal bedroom with luxury en-suite
- Ground floor bedrooms served by a family bathroom
- Large tiered garden extending to neighbouring views, and elevated plot to the front
- Off road parking for multiple vehicles

Size
Approx 2330.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
G



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Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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