

STONE



Cockshot Road RH2

£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



This exquisite Victorian semi-detached home is a masterclass in blending period grandeur with contemporary design. Behind its charming yellow brick facade, this home unfolds into a thoughtfully extended and beautifully curated space that is as functional as it is stylish.

From the moment you enter, light and space define the experience. The elegant hallway, bathed in natural light from traditional sidelight and fanlight windows, sets the tone for the home's perfect balance between period charm and modern finesse.

To the front, the grand reception room is a showcase of Victorian craftsmanship - soaring ceilings, an ornately carved fireplace, a deep bay window with bespoke shutters and a window seat, and exquisite bespoke cabinetry. The refined coving and tall skirtings enhance the sense of grandeur, making this space a truly inviting retreat.

The rear of the property has been masterfully extended to create a striking kitchen and living space that celebrates modern design while maintaining a connection to the home's heritage. The kitchen is a vision of symmetry, with oak and white gloss units, chrome hardware, and a striking monochrome hexagonal tile. A central island, complete with breakfast bar, reeded panelling, and bookshelves, serves as both a practical and social focal point.



Underfoot, polished concrete floors reflect the abundant natural light streaming in from the skylights, framed in sleek black to complement the black-framed multi-light bifold doors. These doors dissolve the boundary between inside and out, leading onto a raised decking area that seamlessly extends the living space into the beautifully landscaped garden. A contemporary garden room, currently serving as a gym and office, offers versatile additional living space alongside a separate store.

The central staircase winds upwards through the home, carrying the sense of elegance to the first floor. Here, three double bedrooms benefit from tall ceilings and retained character features. The principal bedroom at the front is a generous and serene retreat, complete with built-in wardrobes and an ornate Victorian fireplace. The family bathroom is a stylish sanctuary, with a bath, walk-in shower, distinctive tiling, and rich green tones that add depth and warmth.

Ascending further, the second-floor landing is a design statement in itself, with an exposed brick feature wall adding texture and a skylight flooding the space with light. This level is home to a further double bedroom, offering breathtaking views over Reigate Hill, as well as a modern shower room and a fifth bedroom, currently ideal as a study or guest room.







Cockshot Road is a highly desirable address that places Reigate's historic high street within easy reach. The town's boutique shops, independent cafes, and renowned restaurants create a vibrant yet charming atmosphere, perfect for leisurely afternoons exploring its wealth of amenities. Nearby Lesbourne Road adds further convenience, with local delis, bakeries, and essential everyday shops all within a short stroll.

For lovers of the outdoors, the stunning Priory Park is just a short walk away, offering picturesque walking trails, a beautiful lake, and expansive green spaces ideal for families and fitness enthusiasts alike. With Reigate Heath and the North Downs also nearby, the surrounding countryside invites endless exploration, from tranquil weekend strolls to more adventurous hiking and cycling routes.

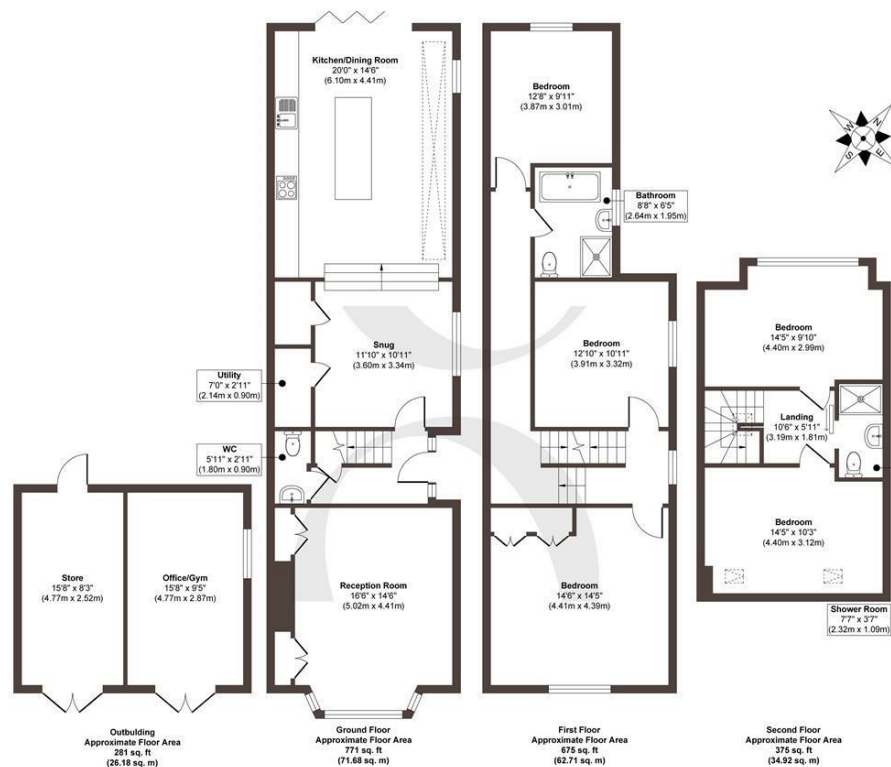
This location is also perfectly suited for commuters and families, benefitting from excellent transport links and highly regarded schools. Reigate Station provides swift connections to London, while the M25 is just a short drive away, ensuring seamless travel.

Exceptional schooling options, including Reigate Grammar, Dunottar, and Micklefield, make this an outstanding choice for families looking to secure a future in this thriving and picturesque Surrey town.









Approx. Gross Internal Floor Area 2102 sq. ft / 195.49 sq. m (Including Outbuilding)

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

Produced by Elements Property

STONE

The Details

- Victorian family home benefitting from considered design and expansion
- Deceptively spacious within, with grand proportions and period features
- Beautiful contemporary open plan kitchen with bifold doors onto the garden
- Large private garden with a modern outbuilding offering a versatile space and storage
- Five bedrooms, including four doubles, are served by two bathrooms
- Stunning far-reaching views across Reigate Hill
- Desirable residential road, ideally located for schools, commuting and Reigate's historic high street

Size
Approx 2102.00 sq.ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
E



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