

STONE



Smoke Lane RH2

£1,800,000

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

The Stone Family



This exceptional semi-detached home, built in 1901, is a stunning blend of Victorian ornate detailing and Edwardian grandeur. Set across four expansive storeys, this distinguished home boasts breathtaking views across Reigate Hill and exudes charm, elegance, and warmth.

The striking red-brick facade, complemented by a walled front garden and a meandering pathway leading to the porch, creates a captivating first impression. The impressive entrance, framed by a large traditional porch with glass and brick accents, welcomes you into a generous hallway. Here, soaring ceilings, intricate coving, and a sweeping staircase set the tone for the home's remarkable sense of space and refinement. A downstairs WC and convenient coat storage enhance the practicality of this inviting space.

The formal front reception room is a masterpiece of period charm, featuring a grand bay window with bespoke shutters, an ornate ceiling rose, and an intricately carved fireplace adorned with Victorian tiles. The rear of the home has been beautifully extended to bathe the space in natural light.

A second reception room, complete with a working log burner and built-in shelving, flows seamlessly into the exquisite kitchen and dining area. The kitchen, a perfect balance of classic and contemporary design, showcases neutral in-line shaker cabinetry, granite worktops, and a central island that subtly zones the space. Thoughtful details include a bespoke pantry cupboard with internal storage and a second concealed unit including a coffee and toaster station.



Double doors lead down into a large walled garden. A striking feature of the home is the cleverly designed stairwell leading to the lower ground floor—a truly versatile space that offers endless possibilities. Whether used as a home studio, gym, additional accommodation, or a games room, this level enjoys impressive glass sliding doors that open directly onto the patio, creating a seamless indoor-outdoor flow.

There is off-road parking on Cockshot Road, with a driveway and double garage offering garden access. A large utility room adjacent to the kitchen and an additional basement storage area further enhance the home's practicality.

The upper floors house five spacious bedrooms, offering an exceptional level of accommodation. The first floor is home to the principal bedroom, a tranquil retreat with an ornate tiled fireplace, an expansive bay window, and an en-suite shower room featuring double sinks and a luxurious modern design. Two additional double bedrooms on this level enjoy breathtaking views of Reigate Hill and are served by a stylish family shower room.

The second floor presents another potential principal suite—a vast, characterful space featuring a period fireplace, a large dormer window framing spectacular views, and a generous en-suite bathroom with a separate shower. A fifth bedroom, currently used as a study, along with original built-in wardrobes on the landing, complete this floor.







Smoke Lane is perfectly positioned for those who enjoy the best of Reigate's outdoor spaces, with Priory Park just a short walk away via a pedestrian pathway down the hill. The park's expansive green spaces, beautiful lake, and well-maintained playgrounds make it an ideal retreat for families, fitness enthusiasts, and dog walkers alike.

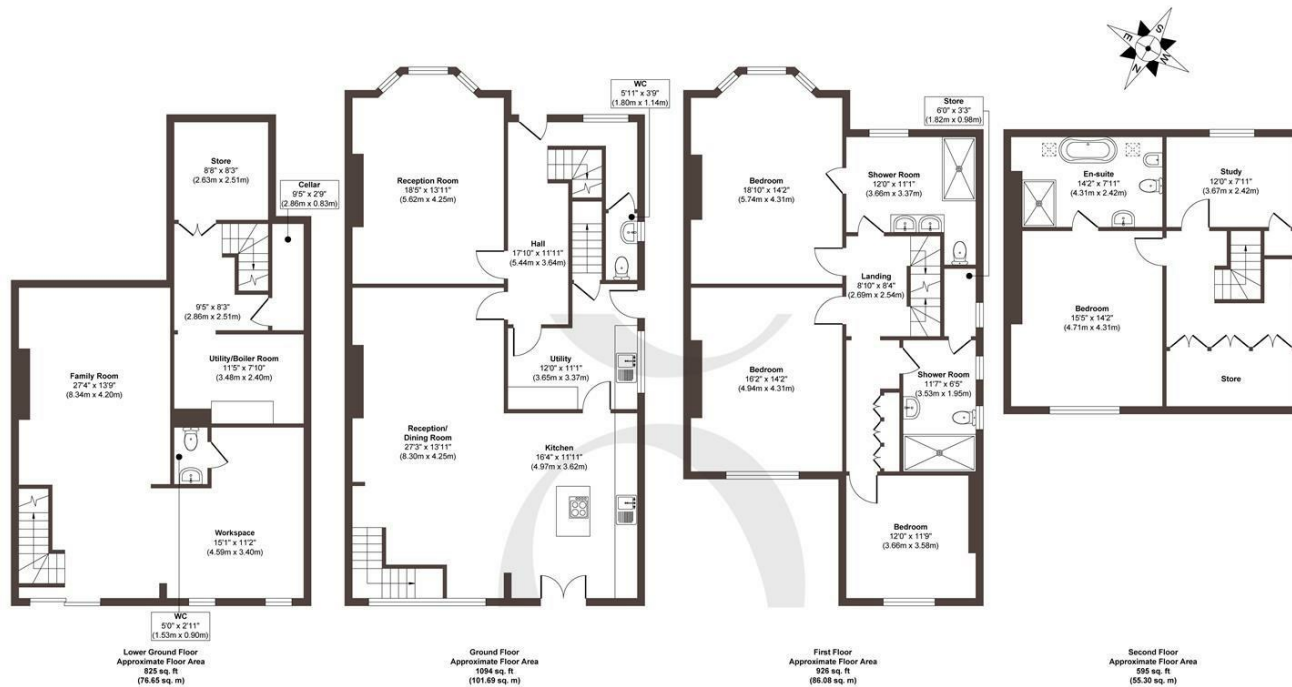
Reigate's historic High Street is within easy reach, offering an array of boutique shops, charming cafés, and award-winning restaurants. The town's vibrant atmosphere is complemented by a strong sense of community, with regular events and markets bringing residents together. Excellent schools, both state and independent, are close by, making this a highly desirable location for families seeking outstanding educational opportunities.

For those needing to commute, Reigate Station is conveniently located nearby, providing direct links to London and Gatwick Airport. Additionally, the M25 is easily accessible, ensuring seamless travel to surrounding areas. Whether seeking the tranquility of country living or the convenience of town amenities, this superb location offers the best of both worlds.









Approx. Gross Internal Floor Area 3440 sq. ft / 319.72 sq. m

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

Produced by Elements Property

STONE

The Details

- An exceptional Edwardian family home boasting expansive spaces, original charm and soaring ceilings throughout
- With accommodation spanning four levels, flexible spaces offer five to six bedrooms
- Beautifully designed modern kitchen with staircase descending to the lower ground level, both leading to the expansive garden
- Two potential principal bedroom suites, both with grand fireplaces and en-suite bathrooms
- Perfectly positioned to maximise on beautiful views across Reigate and Reigate Hill
- Additional convenience with the utility room, basement room with store, a WC on each level and a large loft
- Off road parking on Cockshot Road with driveway, double garage and garden access

Size
Approx 3440.00 sq ft

Energy Performance Certificate (EPC)
Rating

Council Tax Band
G



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