

STONE



Chart Lane RH2

£1,275,000

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

The Stone Family

On the sought-after Chart Lane, this exceptional detached Edwardian home effortlessly combines period grandeur with contemporary refinement.

Elevated from the road, its charming red-brick exterior is adorned with mock Tudor dormers and ornate fascias, while a beautifully landscaped front garden and driveway for two cars provide an elegant approach. Steps lead up to a striking brick archway that frames the traditional front door, complete with patterned glass, offering a taste of the timeless elegance within.

Inside, the home's grand proportions are immediately evident. The front reception room is a testament to its period heritage, boasting a large bay window that floods the space with natural light, an original tiled fireplace, and bespoke cabinetry that enhances the room's character.

To the rear, a remarkable ground-floor extension has transformed the home, creating a vast open-plan kitchen, dining, and living space. A sleek, modern kitchen with a large island is the heart of this area, seamlessly flowing into the dining space, where a character fireplace adds warmth and charm.





A contemporary log burner anchors the sitting area, and expansive bifold doors open onto the rear garden, blurring the line between indoors and out.

The garden is a beautifully curated retreat, designed for both relaxation and entertaining. A spacious patio provides the perfect setting for al fresco dining, while a raised lawn captures the best of the sun throughout the day. At the rear, a contemporary garden room with its own bifold doors offers a versatile space, ideal as a home office or gym.

Upstairs, five bedrooms are spread across the two upper floors, offering ample accommodation. Four generous double bedrooms and a well-proportioned single ensure flexibility for families of all sizes. Each floor is served by a well-appointed bathroom, seamlessly blending modern fittings with the home's period charm.







Situated on one of Reigate's most desirable roads, this home benefits from an enviable location. Families will appreciate its proximity to some of Reigate's most well-regarded schools, including Reigate Grammar School, Reigate St Mary's, Dunottar, and Holmesdale Community Infant School. The nearby Lesbourne Road provides an array of convenient shops, cafes, and services, ensuring everyday essentials are always within easy reach.

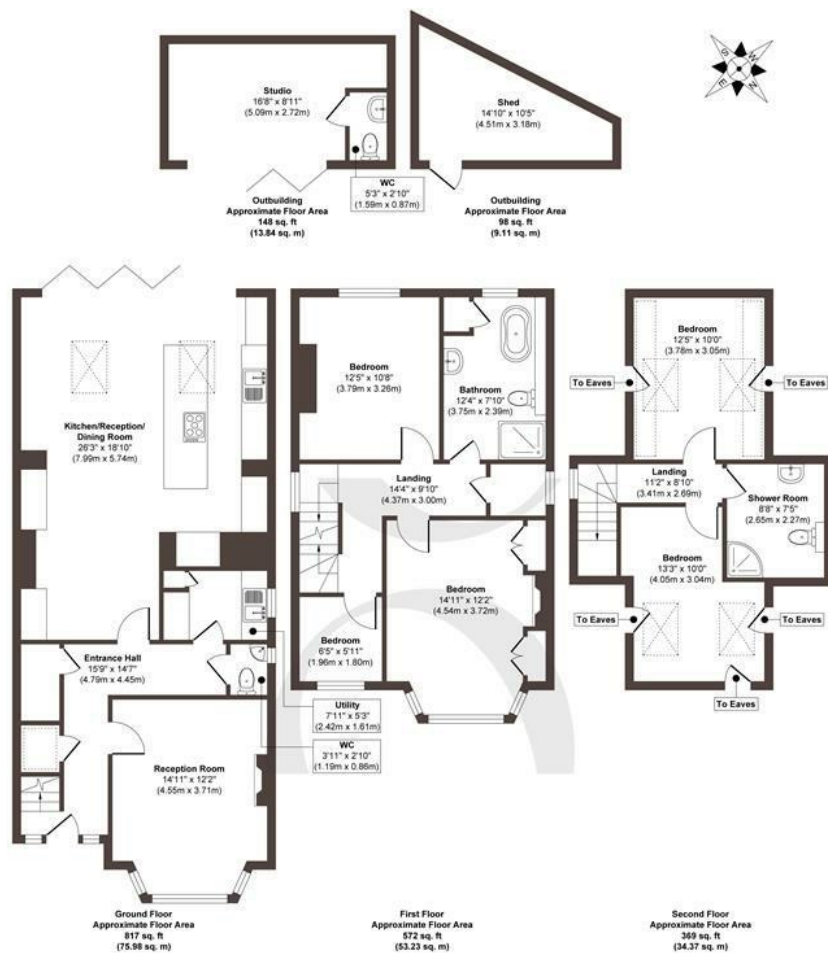
The historic Reigate High Street is just a short walk away, offering an eclectic mix of boutique shops, restaurants, and coffee houses. For those who enjoy the outdoors, Priory Park is nearby, providing stunning green space, a playground, and a lake —perfect for weekend strolls and family outings.

Commuters will find excellent transport links, with Reigate station providing direct services to London, while the nearby M25 ensures easy access to Gatwick Airport and beyond. This remarkable home offers not just exquisite living spaces but also an unparalleled lifestyle in one of Surrey's most sought-after towns.









Approx. Gross Internal Floor Area 2004 sq. ft / 186.53 sq. m (Including Outbuilding)

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

Produced by Elements Property

STONE

The Details

- A substantial Edwardian detached family home
- Spacious front reception with traditional character
- Beautiful open plan kitchen, dining and living room
- Bifold doors open onto a gorgeous South-West facing garden
- Contemporary garden room offering versatility
- Five bedrooms and two bathrooms span two upper levels
- Private driveway in a desirable Reigate location
- Perched of the edge of Reigate's historic high street

Size
Approx 2004.00 sq ft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
E



STONE

Let's *Talk*

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