

STONE



Rectory Lane RH3

£650,000

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

The Stone Family



Guide price of £650,000 - £675,000.

There's something almost storybook about life on Buckland Green. The kind of place where mornings begin with birdsong and end with golden hour stretching across the lawn, this is Surrey at its most idyllic. And sitting prettily at its heart, right on the historic green, is a rare gem of a home: a three bedroom Grade II listed period cottage that perfectly balances centuries-old charm with the gentle rhythm of modern country living.

Positioned in a protected conservation area at the foot of the Surrey Hills, along the well-connected stretch of Reigate Road, this 15th century cottage commands instant attention with its white render and striking Tudor beams. A traditional oak and ironwork front door sets the tone, inviting you into a home steeped in heritage.

Inside, you're greeted by a wonderfully atmospheric front reception room. With its exposed timber beams and original brick fireplace, it's a space that effortlessly tells the story of its past: think cosy evenings curled up beside a crackling fire.

The kitchen and dining room span the rear of the home, forming an open-plan hub ideal for relaxed family life and entertaining. The cream shaker cabinetry, oak worktops and country-style finishes feel authentic and timeless. Thoughtfully laid out, the ground floor also includes both a family bathroom and a separate shower room, combining practicality with style.



Outside, the garden feels almost like a secret; A sprawling green haven where time slows down. An old magnolia tree blooms with grace each spring, while the pond brings gentle movement and reflection to the landscape. There's a quaint summer house nestled among the foliage - perfect as a garden studio or reading nook - and the expansive lawn is ripe for family games, picnics, or simply lazing in the sun.

The home reveals two staircases, each leading to its own wing - a touch that adds a sense of quiet privacy and charm. One leads to a breathtaking principal bedroom, vaulted ceilings arching high above exposed beams, with dual-aspect windows drawing in soft natural light. A Victorian tiled fireplace adds a hint of romance to this expansive retreat. The second staircase winds its way to two further bedrooms, each full of personality and warmth - ideal for guests, children, or creative spaces.

A pretty cottage that has stood quietly while the world changed around it, and now offers the rare opportunity to sensitively modernise and create a charming country home.





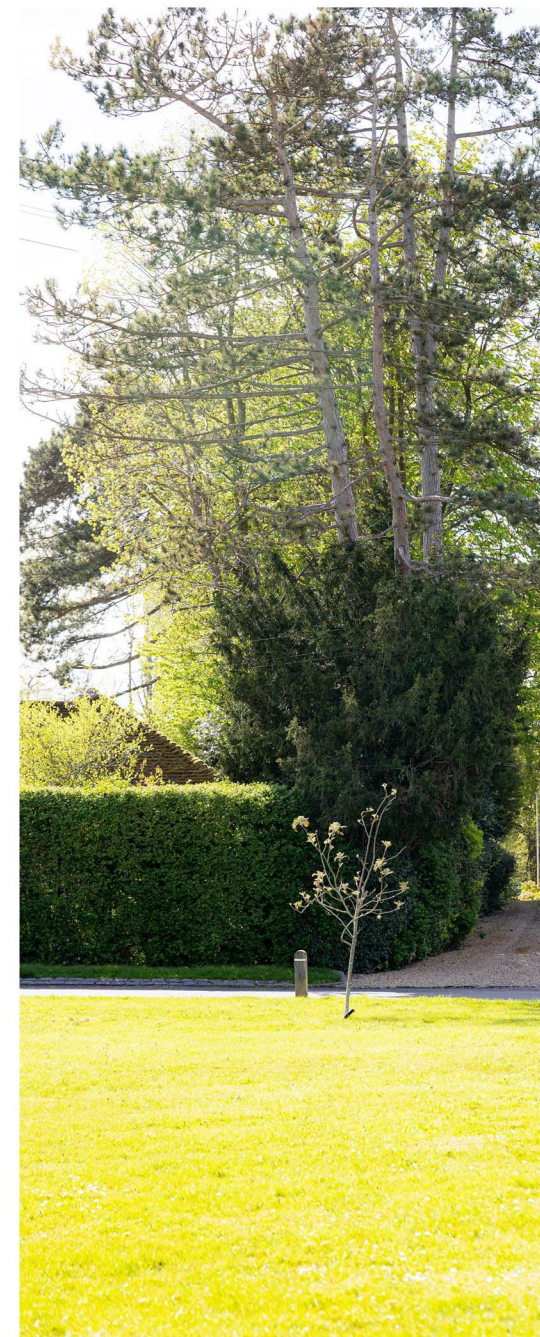


Tucked between the historic market towns of Reigate and Dorking, Buckland sits nestled at the bottom of the Surrey Hills, where everything moves at a more considered pace.

Just a short stroll away is a real local treasure: Buckland Deli. Housed within a handsome stretch of period shopfronts, this independent café and shop is a popular stop for freshly brewed coffee and artisan treats. In warmer months, its beautifully planted rear garden becomes a coveted lunch spot, dappled with sunlight and filled with chatter from locals and passing cyclists.

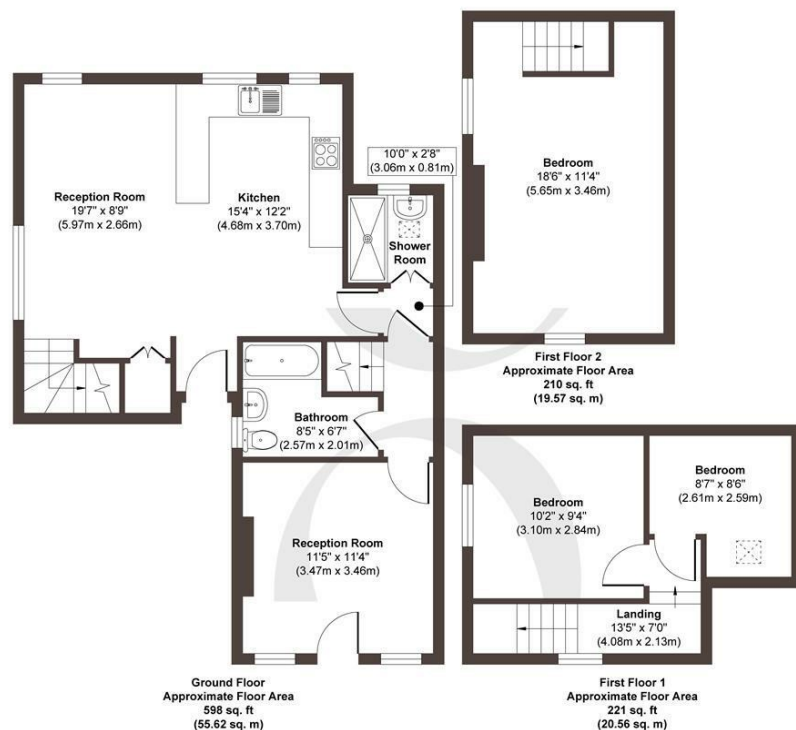
Buckland offers immediate access to National Trust walks and open spaces - but despite its rural feel, Buckland is brilliantly connected. Reigate is just down the road with its boutique high street, restaurants, and train station offering links into London in under an hour. To the west, Dorking offers its own charm with antique shops, wine bars, and a direct line to the capital.

Families are well served by excellent state and independent schools in the area, including Reigate Grammar, Dunottar, The Priory School and several outstanding-rated primaries. Meanwhile, the proximity to the M25 and Gatwick Airport adds to the ease of access for those travelling further afield.









Approx. Gross Internal Floor Area 1029 sq. ft / 95.75 sq. m

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

Produced by Elements Property

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The Details

- This is a home with soul, offered to the market chain free
- A three bedroom, two bathroom Grade II period cottage dating back to the 15th century
- A beautiful, verdant garden, complete with a large lawn, mature planting and a relaxing pond
- An expansive principal bedroom is separated by a second stairwell and impresses in both size and character
- Country living with the convenience of nearby Historic Market Towns Reigate and Dorking
- This cottage on Buckland Green promises something more than bricks and mortar - it promises a way of life
- Guide price of £650,000 - £675,000.

Size
Approx 1029.00 sq/ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
F



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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