

STONE



*Chart Way RH2*

£1,350,000

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

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*The Stone Family*



Set on the highly desirable Chart Way, this magnificent five bedroom detached mock Tudor home epitomises timeless elegance, offering expansive and flexible living spaces with an abundance of character.

Set back on a generous plot with a wide driveway and a large double garage, this substantial property has been a cherished family home for many years, full of warmth and memories. With ample scope for further extension (STPP), this home combines period charm with room to grow.

From the moment you open the original solid Oak front door, you're greeted by an inviting, spacious reception hall that radiates a sense of homeliness. At the heart of the home lies a stunning newly fitted kitchen and breakfast room, designed with both style and functionality in mind.

This space features a mobile monolith island, integrated appliances, ample work surfaces, and durable Amtico flooring. Sunlight pours through a large double-glazed window, perfectly framing the beautiful rear garden views, making this room a gathering spot for family and friends alike.



The dining room opens seamlessly to an equally impressive family room, both spaces showcasing beautifully polished floorboards, perfect for lively family evenings or elegant entertaining.

The triple-aspect living room offers a bright and airy retreat, with a classic feature fireplace as its focal point. Wooden French doors open onto a sympathetically designed conservatory, an ideal space for soaking up the garden views in all seasons.

Upstairs, five generously proportioned double bedrooms, a fitted family bathroom with a luxurious roll-top bath, and two recently updated shower rooms provide a private, comfortable sanctuary for each family member.

Beyond the home's stylish interiors, you'll find a private, sunny rear garden with two separate entertaining areas—perfect for al fresco dining or simply enjoying the peace and privacy. The space, bordered with mature planting, offers the ideal blank canvas to create your own tranquil garden.

The property also includes a double garage and extensive private parking, making it as practical as it is beautiful.







Chart Way offers an unbeatable lifestyle, with Reigate High Street less than 500 metres away. Here, charming boutiques, artisan cafes, and renowned restaurants line the historic streets, while nearby Priory Park, with its serene lake, playgrounds, and walking paths, provides a beautiful setting for dog walking and leisurely strolls.

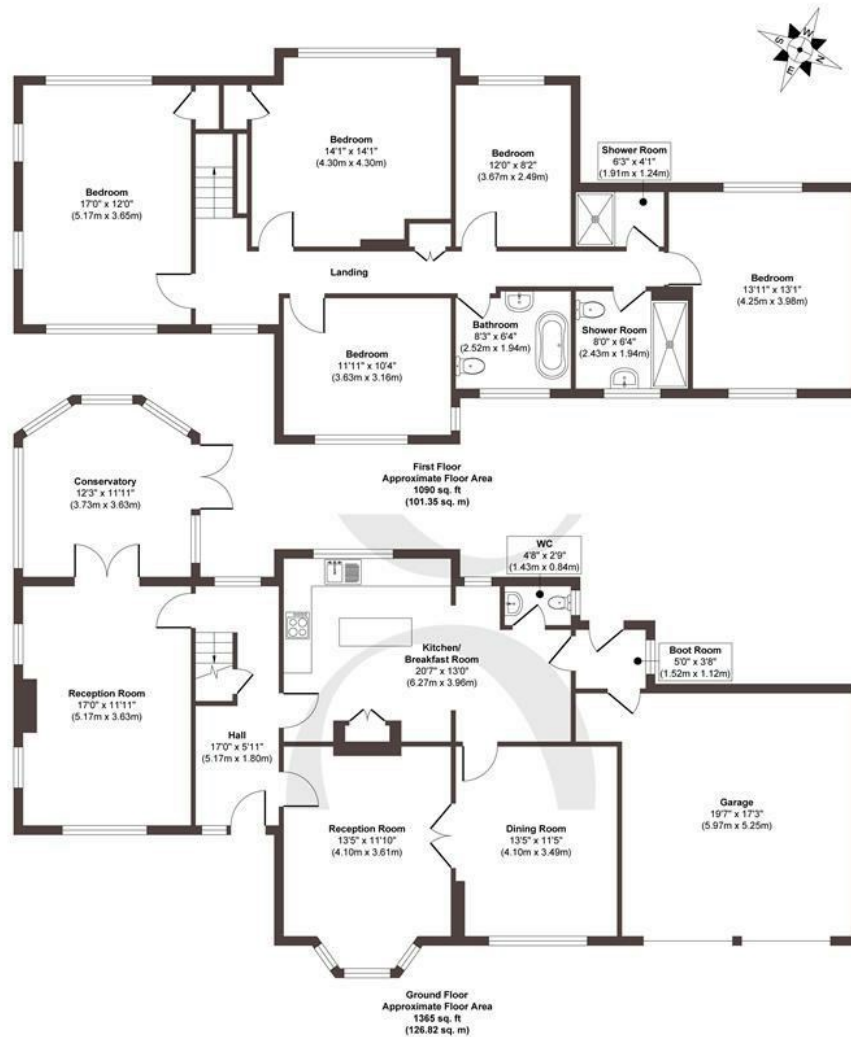
Families will appreciate the proximity to excellent local schools, including the highly regarded Reigate Grammar and St. Mary's Prep. Transport links make this an ideal home for commuters, with Reigate station offering fast access to London, while the M25 is easily accessible for journeys further afield, including Gatwick Airport.

For those seeking a spacious, versatile family home with classic appeal and a prime location, this Chart Way residence could very well be your dream home.









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## The Details

- Five bedroom detached mock Tudor home with period charm
- Expansive contemporary kitchen breakfast room with island
- Three flexible receptions plus a conservatory
- Five double bedrooms offer spacious accommodation
- Three modern bathrooms, including a family bathroom with a roll-top bath and two recently fitted shower rooms
- Recently updated electrics, plumbing, and pressurized boiler system
- New double-glazed windows to the front of the property
- Private, sunny rear garden with two distinct entertaining areas
- A wide plot, with room to extend (stpp) and a substantial driveway with double garage
- Ideally positioned for Reigate's highly regarded schools

Size  
Approx 2023.63 sq ft

Energy Performance Certificate (EPC)  
Rating E

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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