

STONE



*Croydon Road RH2*

£850,000

*“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*



Just moments from Reigate's vibrant town centre, this striking yellow-brick Victorian townhouse offers timeless charm, grand proportions, and beautifully versatile living across four expansive levels.

From the outset, its kerb appeal is undeniable — wisteria gently climbs the handsome façade, framing stone steps that lead to a traditional sage green front door, a welcoming nod to the home's period roots. Once inside, the scale and grace of the property become immediately apparent. Soaring ceilings on every level enhance the sense of light and volume throughout.

The ground floor has been thoughtfully opened up to create an impressive dual-aspect reception space, anchored by original fireplaces and tall sash windows. To the rear, the open-plan kitchen and breakfast room is a true heart of the home — bathed in natural light and with double doors that open directly onto a lush, sun-drenched garden. Larger than most found along these popular Victorian roads, the garden is both beautifully planted and wonderfully private, with a generous patio that seamlessly extends the living space, ideal for relaxed entertaining or family life.



Upstairs, the first floor hosts two spacious double bedrooms and a large family bathroom complete with a separate bath and walk-in shower, offering serene views over the garden. The principal bedroom benefits from fitted wardrobes and those signature high ceilings that lend an elegant sense of scale.

The second floor provides two further bedrooms and handy eaves storage — perfect for growing families or home working. Meanwhile, the versatile lower ground floor opens up yet more possibilities. A self-contained guest suite to the rear is complemented by a studio room to the front, a large walk-in pantry, and a shower room — making it ideal for multi-generational living, home business use, or simply additional reception space.

Positioned in North Reigate, within walking distance to both the town centre and the station, this semi-detached period home blends historic character with plant of living live— a rare and beautiful find in this price point.







The historic high street is vibrant in character, lined with quaint shops, cafes, and boutiques. Whether you're grabbing a cup of coffee or strolling to the cinema, the high street offers a delightful experience rich in heritage and charm.

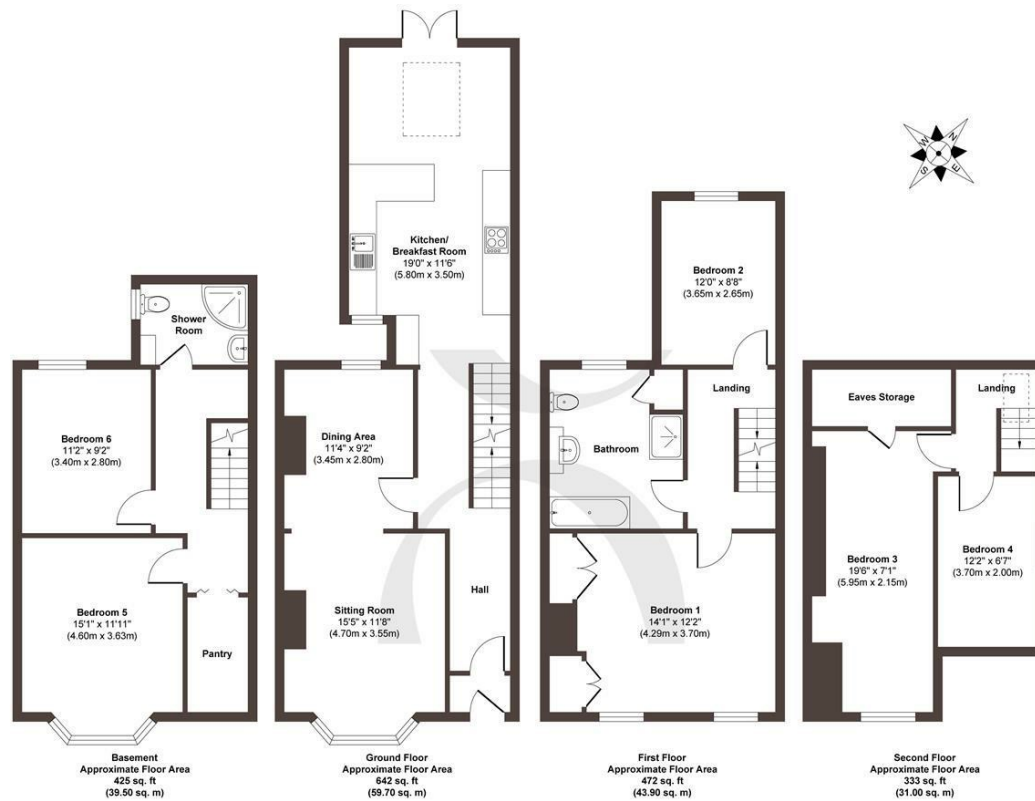
Nearby schools provide excellent educational opportunities for families, with options like Holmesdale School and St. Mary's School catering to different educational needs and ages. Here, you're walking distance to the reputable Reigate Grammar School, and the well-renowned Reigate College for higher educational needs.

The proximity to the train station is a boon for commuters, just an 5 minute walk, making travel to London and the coast a breeze. This is a mainline to Gatwick, London Terminals and Guildford, and beyond. The nearby M25 connects motorists to neighbouring counties.









**Approx. Gross Internal Floor Area 1872 sq. ft / 174.10 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**STONE**

## The Details

- Guide price: £850,000 to £875,000
- Large Victorian town house in central Reigate
- Four bedrooms (possible six)
- Versatile living space across four floors
- Beautifully renovated and extended kitchen and first floor
- Large landscapers garden with different zones
- Walking distance to Reigate town and train station
- Two bathrooms located on the first and lower ground

Size  
Approx 1872.00 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
E



# STONE

## Let's *Talk*

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