

STONE



*Monks Walk RH2*

£1,000,000



*“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*



In a quiet, leafy, hidden oasis - yet in the heart of Reigate town centre, this is a gracious 5 bedroom 1920's home, full of natural light, with beautiful views of the neighbourhood's mature trees and nearby woodland.

As you enter the house, the wide and welcoming hallway features a beautiful original grand staircase, which sweeps up to a galleried landing upstairs, among other period touches which remain, alongside a simple, more contemporary style throughout the house.

The living room is spacious yet cosy, with a wide bay window, while an open fireplace with a Jetmaster log burner, conjures thoughts of warm wintry evenings relaxing by the fire. Moving towards the rear of the property, a bright open-plan kitchen and living area, with an open fireplace makes family life and entertaining easy for gatherings with friends.

Indoor and outdoor living merge via a light-filled conservatory, which opens out onto to a large and pretty south-facing garden. This sun trap overlooks lawns, shrubbery, and towering mature trees, providing both shade and a natural landscape.







Upstairs, you'll find five generously appointed double bedrooms spread over two levels. Three bedrooms on the first floor lead from a wide hallway and are served by a modern family bathroom.

Another wide staircase leads seamlessly to the upper floor and landing and two further bedrooms. A fifth double bedroom offers scope for a large nursery, or ample workspace for a study or music room, while a large airing cupboard and extensive eaves storage space offers convenience and practicality.

Natural light streams into a large and impressive south-facing principal bedroom suite, through a Juliet balcony which opens up to panoramic views, from the ancient St Mary's Church tower, mature trees and woodland behind the house, across to Reigate Priory Park and woodlands beyond. A walk-through wardrobe/dressing area with modern ensuite complete this spacious, relaxing and serene retreat.

Welcome to a home that effortlessly marries 1920's charm with spacious accommodation, offering a lifestyle of both convenience and comfort for family life.













The public footpath from the end of the cul-de-sac onto Church Street adds a touch of convenience for residents, providing a direct route for leisurely strolls or accessing the heart of Reigate with ease.

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 Reigate Priory School and Reigate 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.

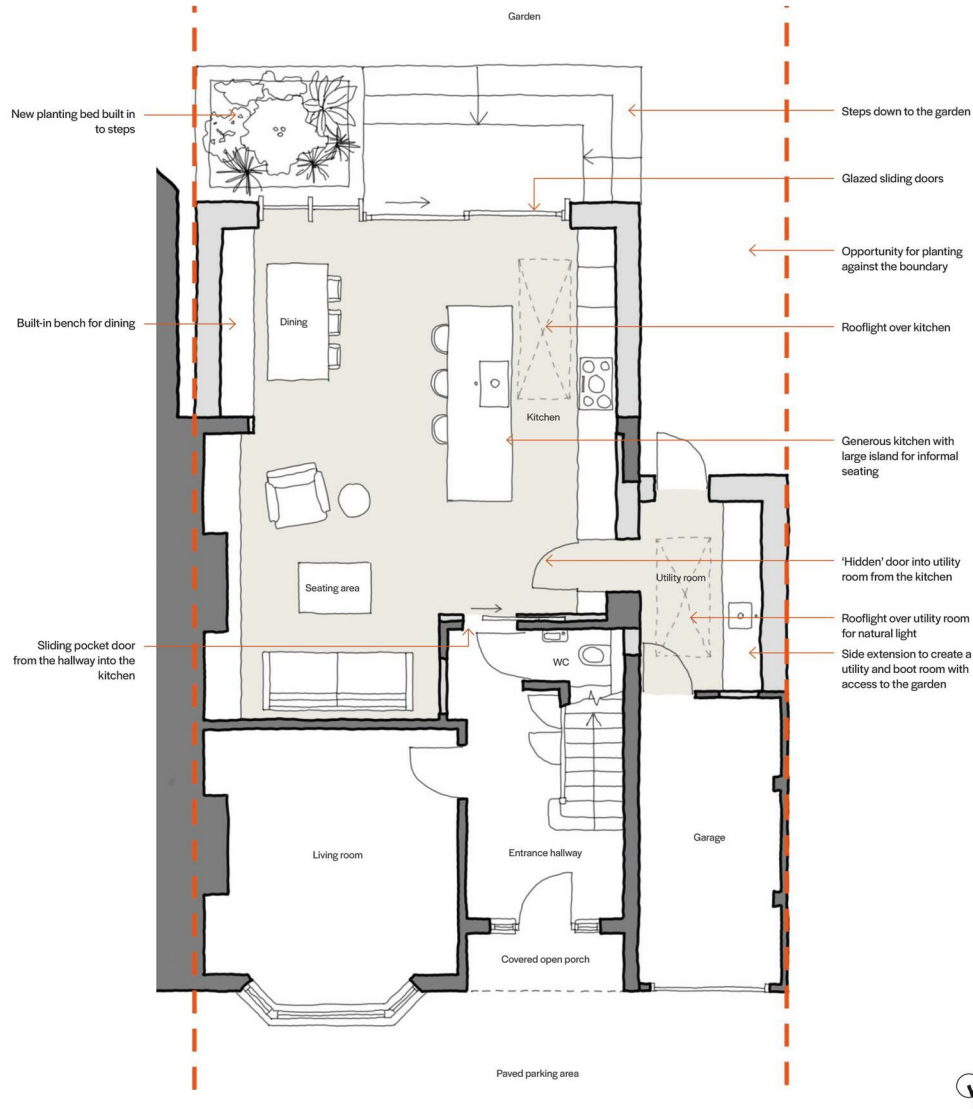
The proximity to the train station is a boon for commuters, just an 8 minute walk, making travel to London and the coast a breeze. This is a mainline to Gatwick, London Terminals and Guildford, and beyond. The nearby M25 connects motorists to neighbouring counties.





## Design ideas: Plan

Creating a *generous open-plan* kitchen, living and dining space *connected to the garden*



*With a modest extension to replace the conservatory, a large open-plan kitchen, dining and living room is created, connected to the garden with large glazed doors.*

### Key design moves:

- The conservatory is replaced with a single-storey extension to create an open-plan kitchen, dining and living room which is connected to the garden with large glazed doors to bring in lots of natural light.
- A new sliding pocket door in the hallway gives a view from the front door straight through to the garden.
- A modest side extension creates a utility room connected to the kitchen with a 'hidden' door made to look like one of the kitchen unit doors
- New steps are created down to the garden level with a built-in planting bed



Kitchen with large island and glazed doors



Kitchen island with rooflight above



Snug seating area with fireplace



Dining bench for seating



Dining area with built-in bench and pendant lighting over



Hidden door to utility room



Large glazed doors to the garden

## Design ideas: 3D sketches

Creating *connections* to the *garden* from the new *heart of the home*



Large glazing with external steps



Open plan kitchen, dining and sitting room space with glazed doors to garden



Creating areas of different character within a garden



Large glazed sliding doors to extension



Tall planting for privacy

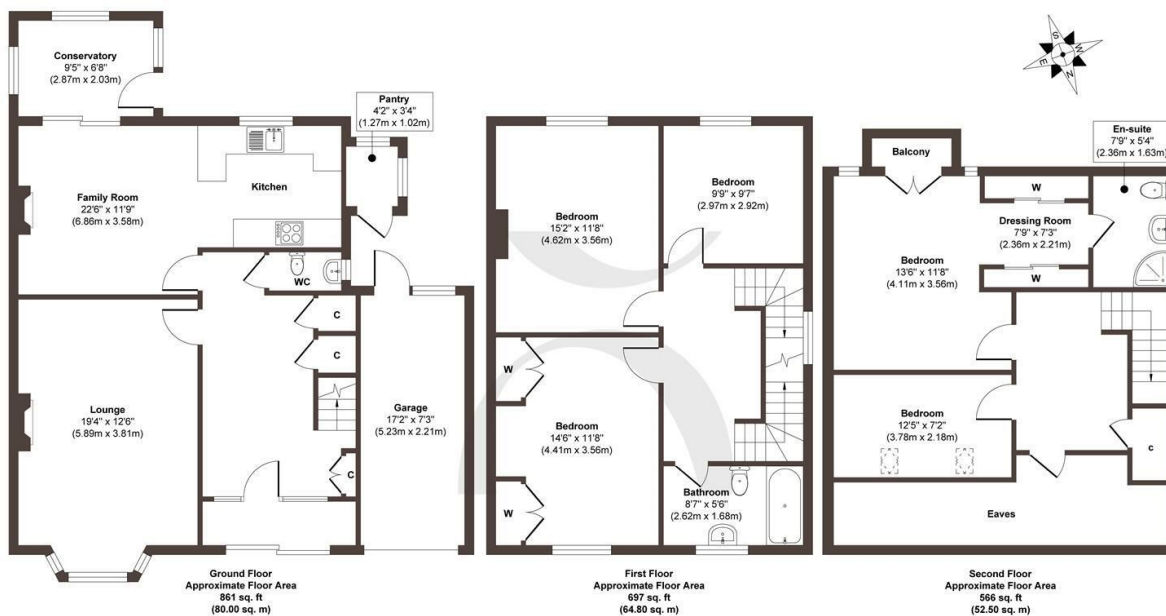


Garden steps in brick to match extension



Extension with steps down to garden from sliding doors





**Approx. Gross Internal Floor Area 2124 sq. ft / 197.00 sq. m**

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

**STONE**

## The Details

- Sought-after cul-de-sac in the heart of Reigate
- Attractive and spacious semi-detached 1920's family home
- Two spacious reception rooms
- Five well proportioned bedrooms
- Principal bedroom with Juliet balcony and en-suite
- Gorgeous south-facing garden
- Off street parking for three cars, and garage
- Previous planning permission granted for ground floor extension
- Public footpath directly to Reigate's high street
- Walking distance to numerous popular schools

Size  
Approx 2124.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
E



# STONE

## Let's *Talk*

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