

STONE



Reigate Hill RH2

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

The Stone Family



Tucked privately into the landscape of one of Reigate's best-known addresses, this unique detached home is more than just a place to live: it's a celebration of sociable, design-led living, layered with history and evolution.

Originally formed from two separate buildings dating back to around 1844, the structures were joined and substantially converted into a dwelling in the mid-20th century, with later upgrades in the 1980s and a contemporary extension added by the current owners in 2013.

Throughout the house, character and craftsmanship shine. In the original section, beautifully crafted woodwork and a panelled wall with a distinctive fireplace offer a nostalgic nod to the home's beginnings. The accommodation is flexible and generous, with five bedrooms in total.

A ground floor bedroom with en suite provides excellent options for guests or multi-generational living. Upstairs, the principal suite is expansive, complete with an original bathroom and an adjoining private retreat — currently used as a gym, but easily reimagined as a dressing room, studio, or peaceful reading nook. Three further bedrooms are served by a vibrant family bathroom.

Outside, the garden extends beyond the main patio with two further green tiers climbing up the hill — lush, elevated lawns that feel like your own piece of countryside. There's also a private garage, driveway parking, and a gate that opens directly onto a woodland path, where a short wander leads you to Reigate Hill's iconic viewpoint and the much-loved Junction 8 coffee stop, a local secret that soon becomes a morning ritual.



Behind its discreet frontage lies an extraordinary residence that unfolds in layers, each more captivating than the last. At its heart is an architecturally striking open-plan kitchen, dining, and living room, where a sculptural curved wall draws the eye and expansive bifold doors dissolve the boundary between indoors and out.

Step through onto a sun-drenched patio designed with entertaining in mind. A BBQ area and hot tub beckon under blue skies, while the surrounding greenery ensures complete privacy — an oasis for hosting or simply unwinding.

Inside, the kitchen is a study in contemporary comfort: neutral shaker cabinetry paired with sleek surfaces, all set against a retro-inspired stone wall that pays homage to the home's mid-century influences. A log burner and warm wood floors add a layer of modern texture and warmth.

On the lower ground level, a relaxed reception space has been transformed into a cinema room complete with projector — perfect for family film nights or big match days.







Life on Reigate Hill places you in a unique and privileged position, moments from open countryside, yet seamlessly connected to town and travel. This tucked-away home enjoys rare seclusion, all while being within 5 minutes of Reigate's characterful and historic High Street, known for its independent boutiques, artisan coffee shops, restaurants, and the cultural charm of Everyman Cinema.

Families will appreciate proximity to some of Surrey's most well-regarded schools, including Reigate Grammar School, Dunottar, Micklefield, and Reigate St Mary's - not to mention excellent state options such as Reigate Priory and Reigate School. For commuters, Reigate station offers swift connections to London Bridge and Victoria, while the M25 at Junction 8 is just moments away, meaning Gatwick and Heathrow airports are easily accessible.

And for dog owners, Reigate Hill is a daily adventure: from National Trust trails to quiet woodland paths, you're spoiled for choice when it comes to fresh air and stunning views. Whether you're entertaining on the patio or walking the dog at sunrise, life on Reigate Hill is a private world of its own, peaceful, connected, and unlike anywhere else.







- *Detached mid-20th-century modern cottage tucked away in a private setting*
- *Architecturally designed open-plan living with curved feature wall*
- *Indoor-outdoor sociability with a sun trap patio and tiered garden*
- *Lower ground cinema room offers versatility for home working, a work out area, or an additional family room*
- *Original reception space with wood panelling and a unique fireplace*
- *Five versatile bedrooms, ideal for family life and guests*
- *Enormous principal bedroom with original bathroom and private gym/retreat space*
- *Ground floor bedroom with en suite – ideal for multi-generational living or a guest suite*
- *Garage and private driveway for off-street parking*

Energy Performance Certificate (EPC)
Rating D

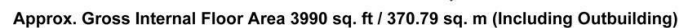


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved