

STONE



Colley Lane RH2

£995,000

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

The Stone Family



Forming part of one of Reigate's unique and historically significant homes, North Pavilion Cottage is a truly exceptional opportunity. Once half of a grand 1937 cricket pavilion designed by Sir Edwin and Robert Lutyens, this charming residence now offers an immaculate and character-rich family home. From the moment you enter the central hallway, the sense of timelessness is palpable: a solid wooden staircase, original board doors with iron strap hinges, stone fireplaces, and cottage-style windows (with the practicality of secondary glazing) all hint at a bygone era, carefully preserved for modern living.

At the heart of the home is a delightful kitchen breakfast room, with views over the verdant garden. A beautiful wooden built-in kitchen and a feature brick-slip where a chimney breast once stood, full of potential for creative redesign or nostalgic restoration. A separate snug with dual-aspect windows and a traditional fireplace makes the perfect cosy retreat, while the rear open plan reception is both lounge and dining room, with sliding doors leading to a shaded, east-facing gravel patio - ideal for summer lunches or evening unwinding. There's also a downstairs WC and access to a remarkably large cellar spanning 528 sq ft, adding to the already generous 2429 sq ft of living space.

Upstairs, three double bedrooms enjoy elevated views across the surrounding countryside, bringing the peace of the semi-rural location into every corner. A family bathroom and separate WC serve the upper floor, which, like the rest of the property, has been lovingly maintained and offers ample opportunity to further enhance. Whether you're seeking to create a dream country home or to preserve and celebrate the elegant 1950s features already in place, North Pavilion Cottage is a rare and exciting find at the very heart of Reigate's heritage.



This extraordinary property began its life in 1937 as a private cricket pavilion and adjoining cottages, designed by none other than the iconic Sir Edwin Lutyens and his son Robert, for timber magnate Sir William Mallinson of Pine End. Full of character and charm, the building was cleverly converted into two dwellings around 1950, blending classic Lutyens design with later adaptations for modern living.

Crafted in traditional weatherboard with a wood-shingle roof, the striking H-shaped layout originally placed the cricket pavilion at its heart, flanked by two cottages that now form the main residential wings. The former pavilion still showcases its elegant loggia, complete with brick paving and handsome artificial stone columns, while the shingled clock tower perched above is a rare and delightful architectural flourish.

Inside, original features such as board doors with iron strap hinges remain, echoing the building's sporting and architectural legacy. From the sweeping hipped roofs to the small-paned casement windows, every detail whispers of craftsmanship and historic character, making this a truly one-of-a-kind opportunity to own a piece of English country heritage.







Colley Lane is a quiet, semi-rural road where the pace of life slows and nature takes centre stage. Step outside your front door and you're immediately surrounded by scenic countryside with open fields - home to grazing horses. The footpaths here lead to some of Reigate's most treasured walking routes, including the iconic Reigate Hill and North Downs Way, where panoramic views and woodland trails are perfect for dog walks, hikes, or simply a moment of calm.

Despite its countryside feel, the location is incredibly well connected. The popular Black Horse pub is just a short stroll away and offers a cosy spot for Sunday roasts or drinks with friends. For commuters, the A24 and M25 are both within easy reach, offering quick access to London, Gatwick Airport, and surrounding towns. Reigate station is also nearby, with regular direct services to London Victoria and London Bridge.

Families will appreciate the excellent choice of local schools, both state and independent, that serve the area. Reigate Parish, Holmesdale and Reigate Priory schools are all popular choices for primary education, while Reigate Grammar School and Dunottar School provide strong options for older children. Meanwhile, Reigate's historic high street is just a short drive or cycle away, offering boutique shops, cafés, bakeries, and a vibrant community atmosphere.







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Let's *Talk*

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