

STONE



Chart Lane RH2

£900,000

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

The Stone Family



Set on the ever-coveted Chart Lane, this grand Victorian semi-detached home captures the essence of Reigate charm. With its striking red brick façade, tall bay window, and traditional sash windows, it stands as a handsome figure on this tree-lined street. A classic tiled path and shallow steps lead up to a beautiful arched porch, framing the traditional front door in a timeless welcome. With the rare advantage of off-road parking and a location just moments from the town centre, this is a home that truly has it all.

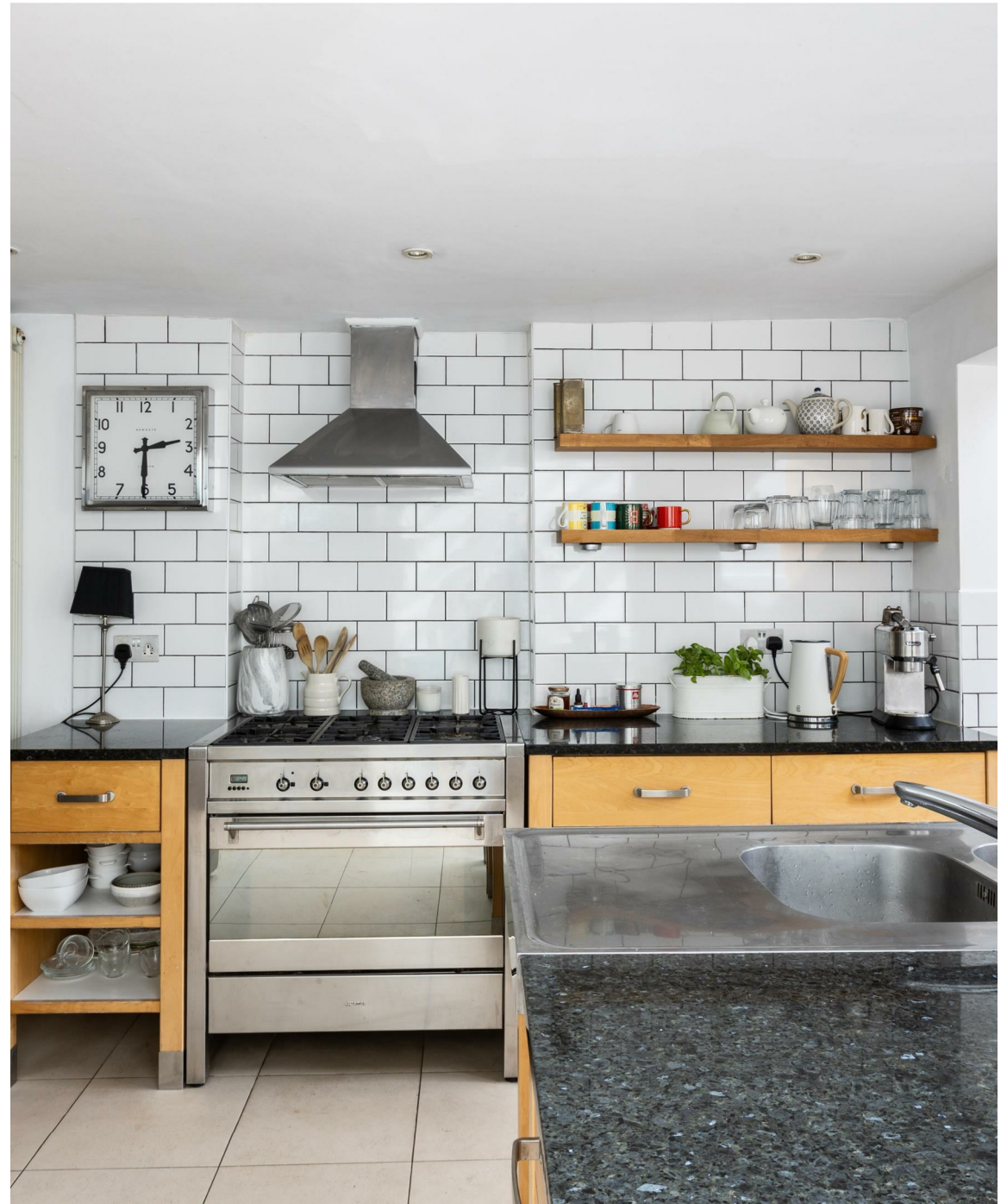
Inside, the house has been thoughtfully styled to combine period character with modern comfort. The front reception room is a cosy retreat, where an original fireplace takes centre stage beneath ornate corning—ideal for quiet evenings in or entertaining by the firelight. Toward the rear, the second reception currently serves as a dining room, bathed in natural light thanks to a glazed side return roof that creates a near garden-room effect. It's a beautifully open and social space, flowing directly into a spacious kitchen.

The kitchen, designed with both style and functionality in mind, features warm oak cabinetry, dark stone worktops, and classic metro tiling. Double doors open wide to reveal a glorious garden oasis: a spacious, sun-drenched lawn framed by mature borders and timber sleepers. A stone patio area is perfectly positioned for al fresco dining and weekend barbecues, while at the far end, a contemporary summer house provides a serene escape, studio, or work-from-home solution.



Downstairs, stairs lead to a surprisingly bright lower ground floor—currently used as a home gym or workout space, but easily adaptable to a snug, playroom, or additional office. Upstairs, the accommodation spans three double bedrooms across two floors, culminating in a luxurious loft room with its own modern en-suite shower room. Whether for a growing family, guests, or the luxury of separate workspaces, this home offers both flexibility and finesse in equal measure.

Chart Lane is one of Reigate's most desirable residential roads, celebrated for its elegant period homes, sense of community, and easy access to everything the town has to offer. At the end of the road lies Priory Park, a much-loved green space for morning dog walks, weekend picnics, and coffee at the café by the lake. For families, the proximity to several highly regarded schools - both state and independent - adds further appeal.







A short stroll brings you to Reigate's historic high street, lined with boutique shops, artisan cafés, and celebrated restaurants. Whether it's fine dining at The Ivy, brunch at Cullenders, or picking up local produce at the market, daily life here feels as effortless as it is enriched.

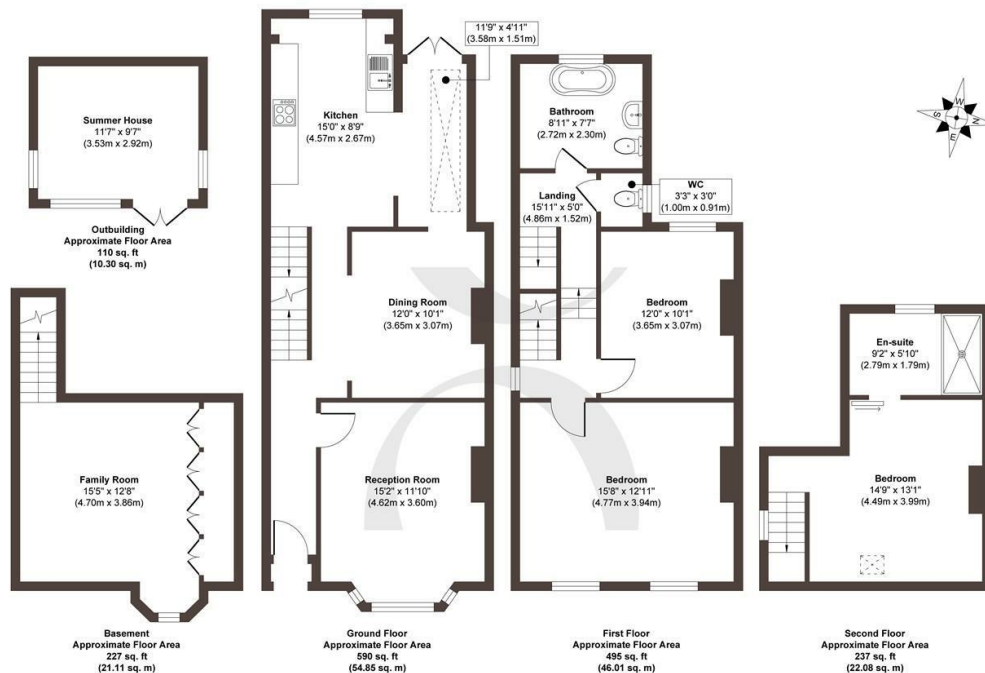
Reigate Station is within easy walking distance, offering direct links to London Bridge and Victoria, making this home an excellent choice for commuters. For those heading further afield, the nearby M25 and Gatwick Airport ensure quick access to road and air networks.

This part of Reigate, with its quiet leafy roads and striking Victorian architecture, blends heritage and modern convenience beautifully. Life here moves at just the right pace: unhurried, connected, and steeped in character.









Approx. Gross Internal Floor Area 1659 sq. ft / 154.35 sq. m (Including Outbuilding)

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

Produced by Elements Property

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The Details

- A beautiful Victorian semi-detached home on a desirable central Reigate road
- Perfectly situated for family life, with close proximity to the high street, park, schools and transport links
- Three bright reception rooms offers versatility and space
- Spacious kitchen with a modern lean-to and garden access
- Large, verdant garden with contemporary Summer house
- Three double bedrooms span the two upper levels, with two bathrooms
- Beautifully designed bathrooms that combine traditional and modern details
- Off road parking on driveway

Size
Approx 1659.00 sq ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
E



STONE

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