

STONE



*Park Lane RH2*

£1,650,000



*“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*



Set in a verdant and secluded position on the edge of Reigate's historic market town, this mid-century gem offers a truly rare chance to design and create your dream home. Nestled on a substantial plot behind the stunning grounds of Priory Park, the property enjoys a peaceful and leafy setting with panoramic views across the surrounding countryside.

This distinctive home, with its large picture windows typical of the era, floods the interior with natural light and perfectly frames the tranquil green surroundings. Inside, retro features remain intact, providing a rich opportunity for those who appreciate the architectural character of the mid-century period and wish to renovate sympathetically. Alternatively, the home offers exceptional potential to modernise throughout, transforming the space into a sleek, contemporary residence tailored to your taste.







Already benefiting from approved planning permission by a renowned local Reigate architectural firm, the vision and groundwork for a spectacular transformation are already in place.

Located in one of Reigate's most desirable pockets, Park Lane offers a harmonious blend of rural charm and town convenience – with Priory Park quite literally on your doorstep, excellent schools nearby, and the High Street, station, and M25 all within easy reach.

Whether you're drawn by the architectural appeal, the unique location, or the chance to start fresh with approved plans, this is an exceptional opportunity to craft a home of distinction in a setting that rarely comes to market.













Park Lane is one of Reigate's most sought-after residential addresses, offering a rare combination of tranquil countryside feel and proximity to the town's vibrant amenities. Tucked away on the fringe of Priory Park, this peaceful lane is bordered by mature trees, open green spaces, and rolling Surrey countryside, giving residents a true sense of escape while remaining within walking distance of Reigate's historic centre.

From here, it's just a short stroll to Reigate's charming High Street, known for its independent boutiques, artisan bakeries, fine dining, and stylish coffee spots. Commuters are well served, with Reigate station under a mile away, offering regular services to London, and the M25 (Junction 8) within a short drive, giving fast access to Gatwick, Heathrow, and beyond.

The area is also renowned for its excellent local schooling, both state and independent, as well as outstanding countryside walks, including Reigate Hill and the North Downs Way just moments away.











&Co\_Studio





**Approx. Gross Internal Floor Area 2089 sq. ft / 194.25 sq. m (Including Garage & Outhouse)**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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## The Details

- A rare renovation opportunity with planning permission
- in a prime location
- A detached property on a substantial plot within a verdant, leafy setting
- Mid century architecture with spacious rooms
- Private driveway and large garage, plus an additional outhouse
- Drawings available from renowned local Reigate Architects
- 5 minute walk into the neighbouring Priory Park
- 3 minute drive into Reigate's historic high street
- 5 minute drive to Reigate train station

Size  
Approx 1657.66 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
G





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