

STONE



42

Holmesdale Road RH2

£650,000

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

————— *The Stone Family*



Discover this charming three bedroom Victorian house, a rare find on the desirable Holmesdale Road, offering an unparalleled blend of historic charm and modern comfort. Unique to this property is its private parking for two cars—an extraordinary feature on this sought-after street. The wider plot, made possible by the side parking, offers the luxury of a spacious, south-facing garden, perfect for outdoor living.

Upon entering through the classic Victorian-style front door, you're welcomed into an inviting, meticulously maintained interior, where period features blend seamlessly with modern updates.

A generous entrance hall greets you, enhanced by the convenience of a ground-floor WC. The original Victorian arched doorways lead you through to two elegant reception rooms, each offering ample space for both relaxation and entertainment.

Thoughtfully designed to retain the home's historic character, these rooms feature original built-in bookshelves, perfect for displaying treasured collections, and stunning stone fireplaces that serve as striking focal points, adding warmth and charm to the space.

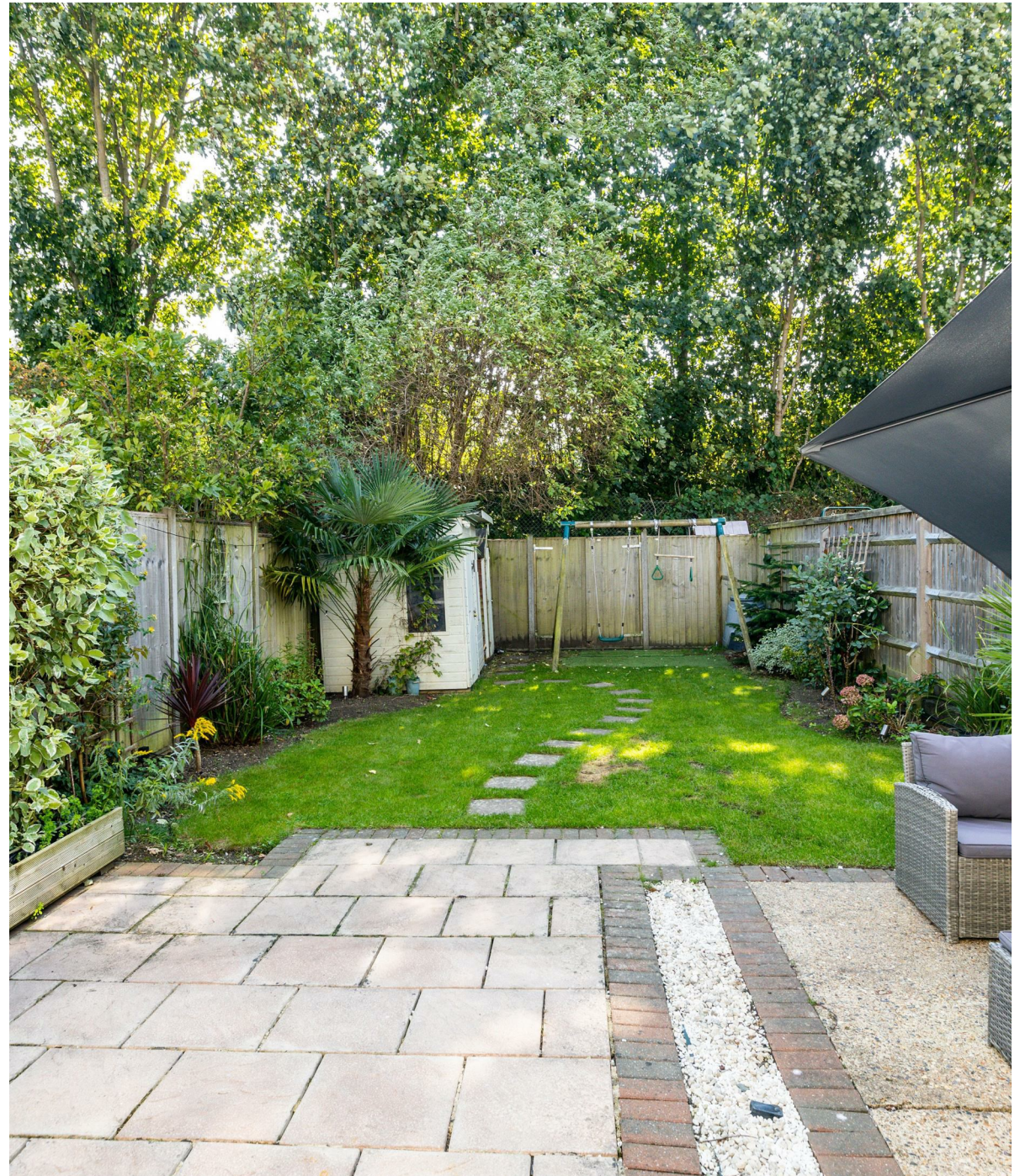


To the rear of the dining room lies the bright, airy kitchen. Featuring a modern shaker design with beautiful wooden worktops, this space combines functionality with style. The kitchen is perfectly positioned to lead directly out to the expansive south-facing garden, making it ideal for both indoor and outdoor dining.

Large windows and garden doors flood the room with natural light, creating a seamless transition between the interior living space and the lush outdoor area. This sun-soaked, beautifully landscaped space invites relaxation, al fresco dining, or even gardening, with plenty of room to enjoy the outdoors in privacy.

Upstairs, the three generously sized bedrooms offer peaceful retreats, with each room bathed in natural light. The well-designed floor plan also accommodates a sleek, modern shower room making the home ideal for families or those looking to downsize.

Planning permission has been granted for a double-storey extension that would significantly enhance the home, creating a spacious open plan kitchen and an additional double bedroom complete with ensuite. In addition, further planning permission has been approved for a detached garden room with a shower room, offering excellent potential as ancillary accommodation - ideal as a guest suite, home office, or studio.

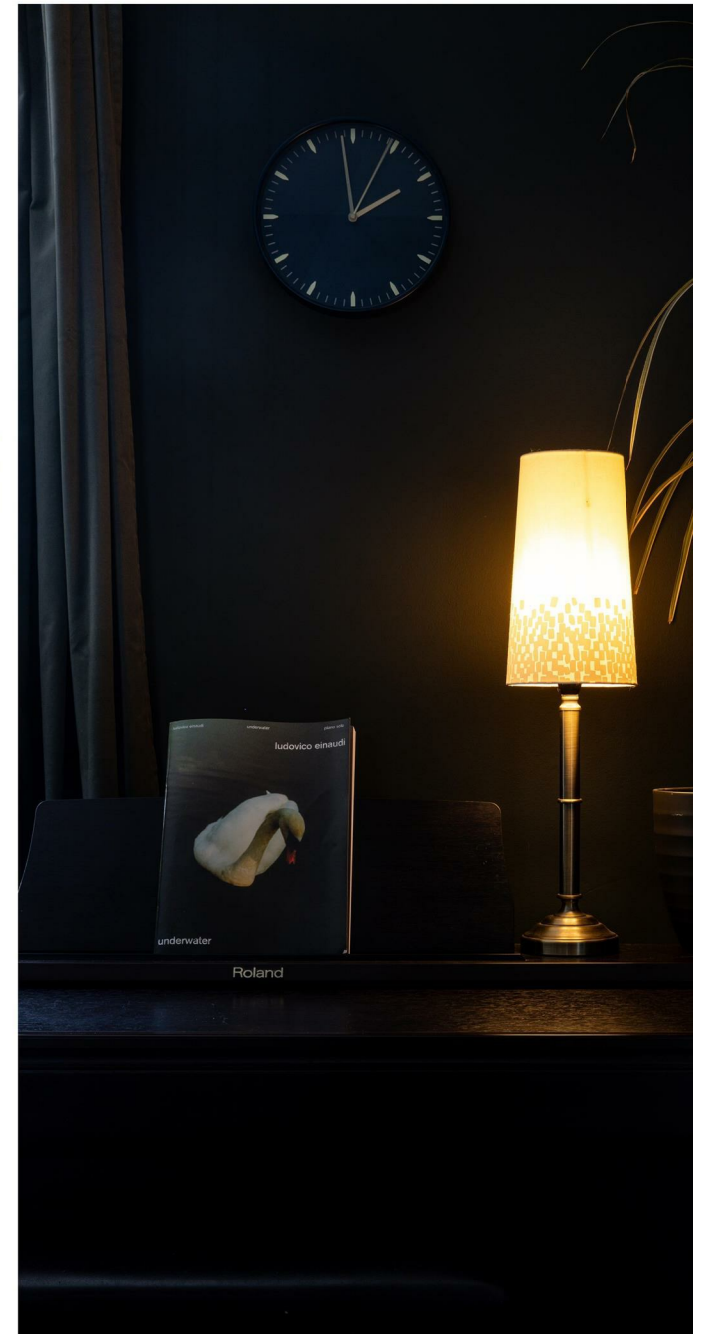






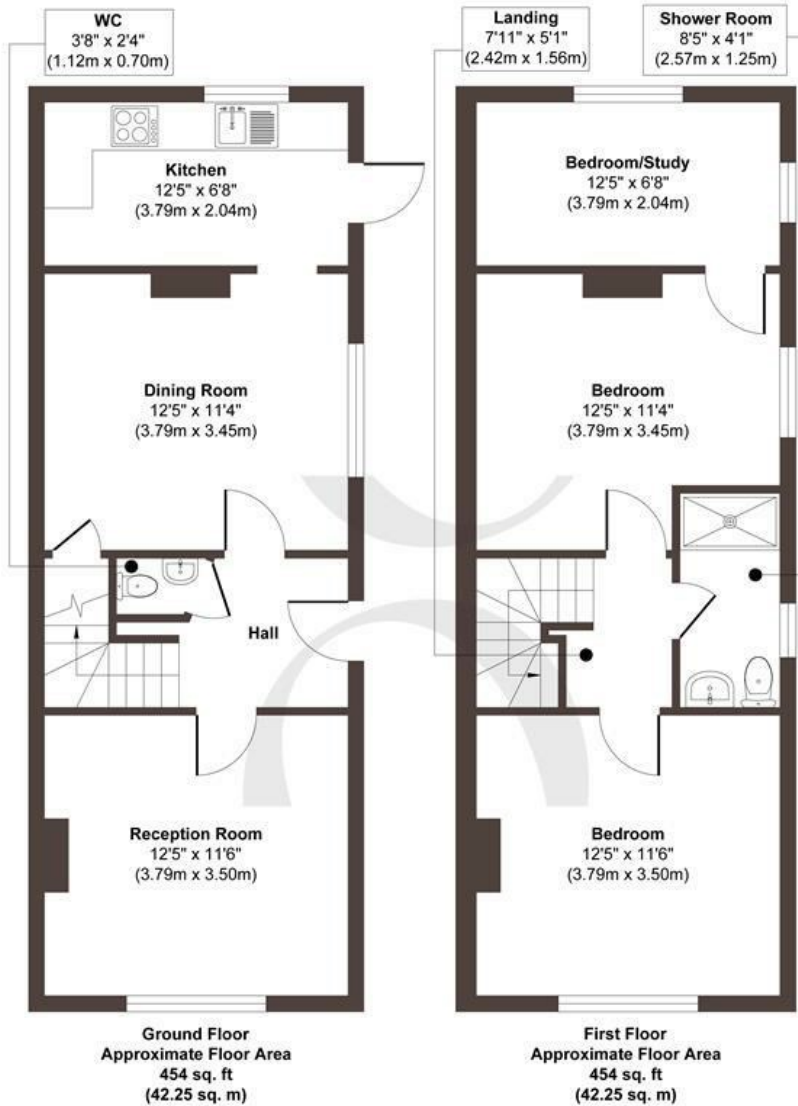
Holmesdale Road offers a perfect blend of tranquility and accessibility. The on-street parking ensures ease of arrival, while the proximity to Reigate station makes commuting a seamless experience. You can arrive in London from your front door in under one hour.

Beyond the immediate surroundings, residents can explore the charm of Reigate, with its array of shops, restaurants, and recreational amenities. You can enjoy the popular Reigate priory park, or Reigate Hill/ Gatton park national trust for weekend strolls. Reigate is spoilt by amazing schools, with Holmesdale School close by with outstanding reviews aswell as great nursery's positioned on the road.









Approx. Gross Internal Floor Area 908 sq. ft / 84.50 sq. m

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

Produced by Elements Property

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The Details

- Three bedroom semi-detached period property
- Planning permission granted for a double storey extension, creating a new open plan kitchen and double bedroom with en-suite
- Further planning permission for a separate garden room with shower room which can be used as ancillary accommodation
- Two spacious receptions with character fireplaces
- Ground floor WC and first floor shower room
- Private south facing garden
- Off road parking for two cars
- Convenient location close to Reigate's historic high street
- Reigate train station sits at the end of the road

Size

Approx 908.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D



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