

STONE



*Park Lane East RH2*

Offers Over £700,000



*“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*



There's something instantly charming about this Victorian semi-detached home on Park Lane East. Set behind a characterful walled entrance and framed by mature greenery, the house makes a striking first impression: a peaceful setting just moments from the heart of town.

The exterior is rich with character, from the traditional pebble-dash façade to the crisp white quoins that frame and define the shape of the house. A stained-glass front door welcomes you in with colour and tradition, while the Georgian-inspired windows hint at the light-filled spaces within.

Inside, the house opens up into an elegant and versatile reception area, a combined living and dining space where history and comfort meet. Ornate fireplaces anchor the room: one with a cast-iron mantel dressed in floral detail, the other wrapped in original Victorian tiling and a beautifully decorative hearth.

This is a home made for slow breakfasts and long dinners, where the sun arcs from one window to the next, bathing the sitting room in morning light and creating a soft glow throughout the day. Whether you're hosting friends, reading quietly with a coffee, or settling in with family, there's an easy flow to this room that makes everyday life feel calm and intentional.







The kitchen breakfast room is just as charming, where traditional shaker cabinetry sits alongside solid oak worktops, and tongue and groove panelling adding subtle texture. A breakfast bar offers space to perch with a glass of wine or help with homework, while the dual-aspect windows look out onto a garden that feels like a secret escape.

Out here, a paved patio is perfect for morning coffees or summer suppers, surrounded by mature hedging and the gentle rustle of the apple tree. At the garden's end, a pastel-blue contemporary shed adds a touch of whimsy, making a brilliant hobby studio or simply a stylish spot to store the garden tools.

Also on the ground floor is a dedicated study - ideal for those working from home or looking for a quiet retreat. Upstairs, three double bedrooms span the first floor, including a front principal bedroom that feels peaceful and restorative, with a traditional fireplace, built-in wardrobes and generous light from the large sash window.

The rear bedroom includes a discreet en-suite shower, while the beautifully finished family bathroom is a standout feature - finished in soft stone tones, with a spacious tub, separate walk-in shower and gleaming chrome hardware. A second WC completes the upstairs layout, offering both function and comfort for modern family life.













Park Lane East runs in parallel to the southern edge of Priory Park, one of Reigate's best-loved green spaces. Living here means having daily access to the park's rolling lawns, woodland walks, duck ponds and café just a few minutes from your doorstep. It's the kind of location where weekday routines are elevated by dog walks before school or early evening strolls under the trees.

For more adventurous outings, Reigate Heath lies just to the west, offering open commons and countryside rambles, or head to Leigh village via quiet country lanes for a taste of true Surrey pastoral life.

Despite the tranquil setting, the home is brilliantly connected. Reigate's historic high street is just a short walk away, filled with independent shops, restaurants, and boutiques. Transport links are excellent too - Reigate station is nearby, offering fast links to London via Redhill, and the M25 is easily reached for wider journeys. This pocket of Park Lane East offers the rare combination of proximity and peace, giving you the best of town and country without compromise.

Families are particularly drawn to this location for its access to highly regarded schools, both state and independent, with several within walking distance. The sense of community here is strong, with neighbours who've lived on the road for years, and others drawn by the easy lifestyle the area offers.



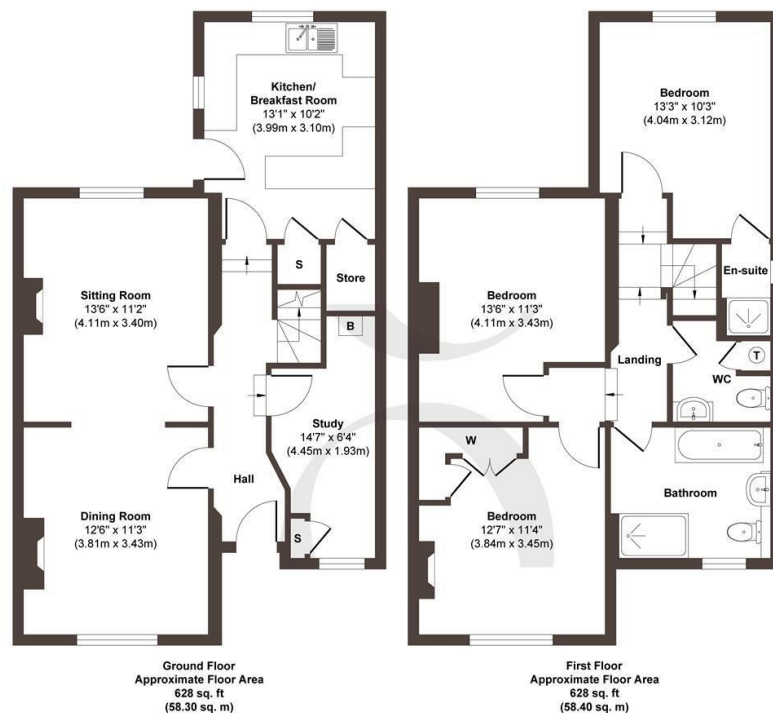












**Approx. Gross Internal Floor Area 1256 sq. ft / 116.70 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- A Victorian semi-detached home filled with warmth and charm
- A versatile reception space with original fireplaces and picture rails
- Charming kitchen and breakfast room with store
- South facing garden with gorgeous mature planting
- A dedicated study and a first floor W/C for convenience
- Three well-proportioned bedrooms filled with natural light
- Beautiful family bathroom with comfort at the forefront
- Character facade with off road parking on a private driveway
- Equidistant to the town centre and nearby rural settings

Size  
Approx 1256.00 sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
E





# STONE

## Let's *Talk*

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