

STONE



Nutley Lane RH2

£750,000

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

The Stone Family



On the ever-charming Nutley Lane, this Victorian semi-detached home captures the essence of Reigate's heritage, wrapped in the quiet calm of the Nutley Lane Homezone. This cobbled conservation area tells a story with every brick and blossom.

The home's red brick façade is softened by the prettiest fenced front garden, where mature rose trees flourish and give a sense of permanence. From the front gate, the view stretches gently up to Reigate Hill, a reminder of the landscape that defines this special pocket of Surrey.

Step inside, and the house opens up in a way that feels both welcoming and elegant. A sociable layout on the ground floor encourages easy everyday living and a natural rhythm for entertaining. The front living room, with its soft light and traditional sash window, flows through to a contemporary kitchen and dining space. Here, deep-toned handleless cabinetry sits handsomely beside chrome hardware and integrated appliances, giving the kitchen a clean yet luxurious edge.



Double doors extend the space outdoors, where a west-facing deck soaks up the afternoon sun. It is the perfect spot for relaxed summer suppers or weekend breakfasts, with a lawned garden framed by a characterful rear brick wall that lends a touch of old-world charm.

Upstairs, three double bedrooms are laid out across two floors, each with their own individual charm and leafy views. The first floor family bathroom is a masterclass in modern heritage design, with tongue and groove panelling, a roll-top bath and separate shower, all wrapped in soft period tones and polished chrome.

The principal bedroom suite crowns the top of the house, complete with a sleek en suite shower room finished in timeless white metro tiles. Every detail in this home has been considered and carefully curated to balance comfort with understated style.







Living here places you just a short walk from the heart of Reigate, one of Surrey's most beloved market towns.

Here, the historic high street is lined with independent boutiques, delicatessens, and artisanal coffee shops, as well as the well-regarded Everyman cinema and a selection of celebrated restaurants. Priory Park is a local treasure just beyond the town centre, where morning dog walks and lazy weekend picnics become part of the weekly routine. With its café, tennis courts, and playground, it offers green space that suits every age and pace.

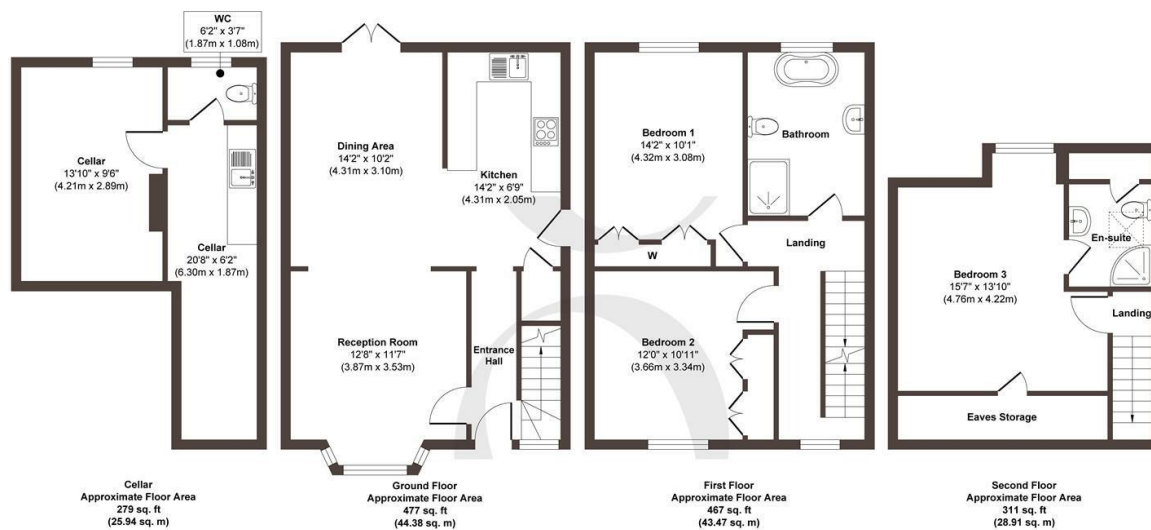
For commuters, Reigate station is only a stroll away, offering regular services to London Bridge and London Victoria, as well as connections through Redhill for faster links. The M25 is within easy reach, making travel in all directions refreshingly straightforward, and Gatwick Airport is under 20 minutes by car. Reigate is also home to a number of highly regarded schools, both state and independent, all within easy reach and contribute to the area's enduring appeal for families.

And then there is Reigate Hill itself. Whether walking the dog or simply seeking out sunset views, this stretch of the North Downs offers a daily dose of the sublime. With its woodlands, meadows and panoramic vistas, it forms part of the town's rhythm - a wild, unspoilt edge to a location that blends convenience with beauty in the most satisfying of ways.









Approx. Gross Internal Floor Area 1534 sq. ft / 142.70 sq. m

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

Produced by Elements Property

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The Details

- Beautiful three bedroom period property
- Situated in the Nutley Lane Conservation Area
- Open plan kitchen, dining and living areas – ideal for sociable households
- West-facing garden with decking area
- Three double bedrooms spanning two floors
- Gorgeous heritage bathroom designs
- Principal bedroom with en-suite shower room
- 2 minute walk into Reigate's historic high street
- 0.5 miles to Reigate train station
- Perfectly placed for the area's best schools and nurseries

Size
Approx 1534.00 sqft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
D



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Let's *Talk*

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