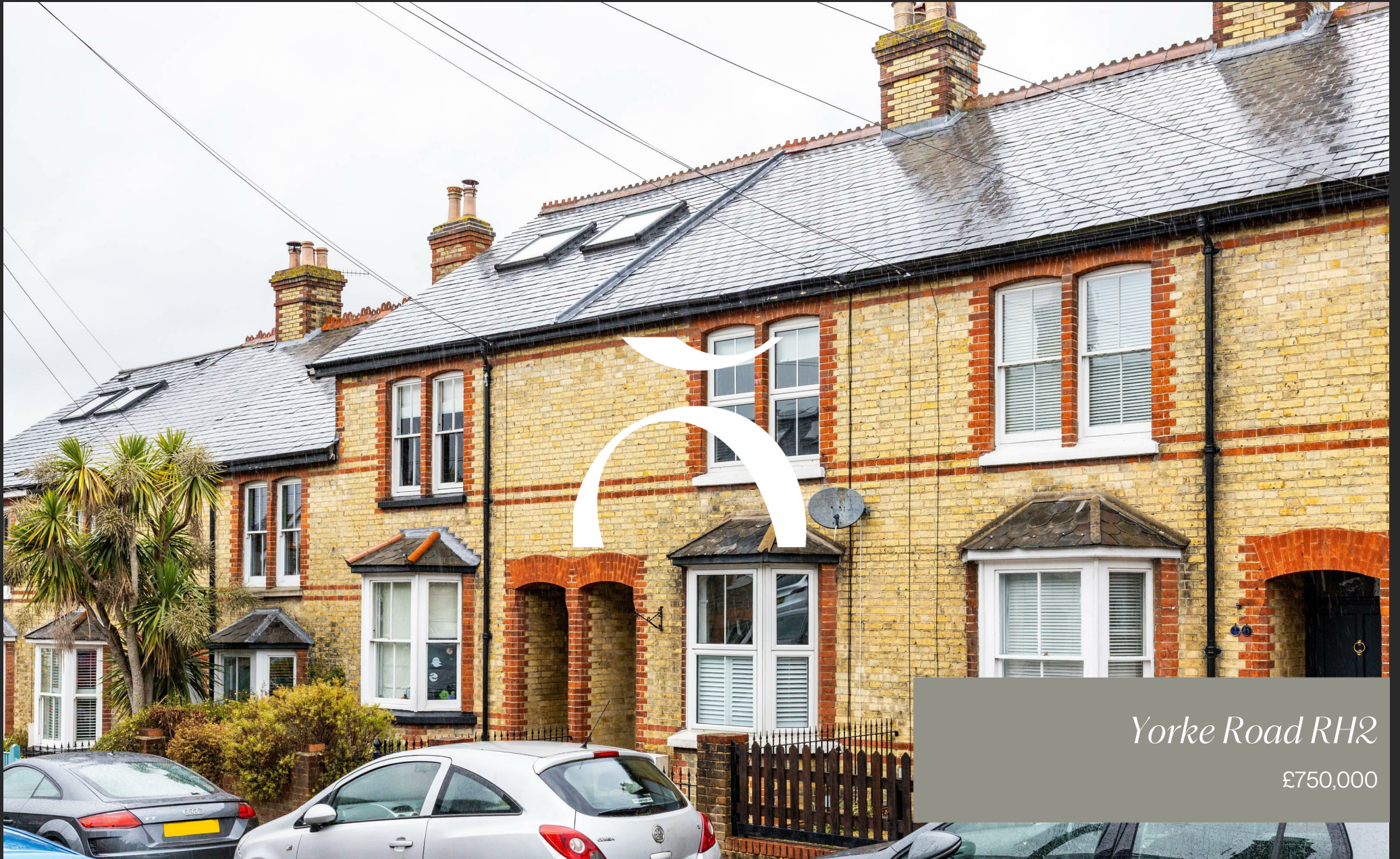


STONE



Yorke Road 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



There's a certain romance to life on Yorke Road – a quietly elegant street where the best of Reigate's Victorian charm still thrives. Here, behind a neatly clipped hedge and a welcoming porch, this three-bedroom family home unfolds with all the warmth and character of a much-loved classic, subtly updated for modern life.



Step through the front door and you're immediately greeted by an atmosphere that feels both grounded and graceful. The entrance hall with its soft light and original detailing, leads you into a sitting room designed for lazy afternoons and evening retreats. A bay window frames the leafy street beyond, while the fireplace is the heart of the room, invites gatherings around its glow in cooler months.

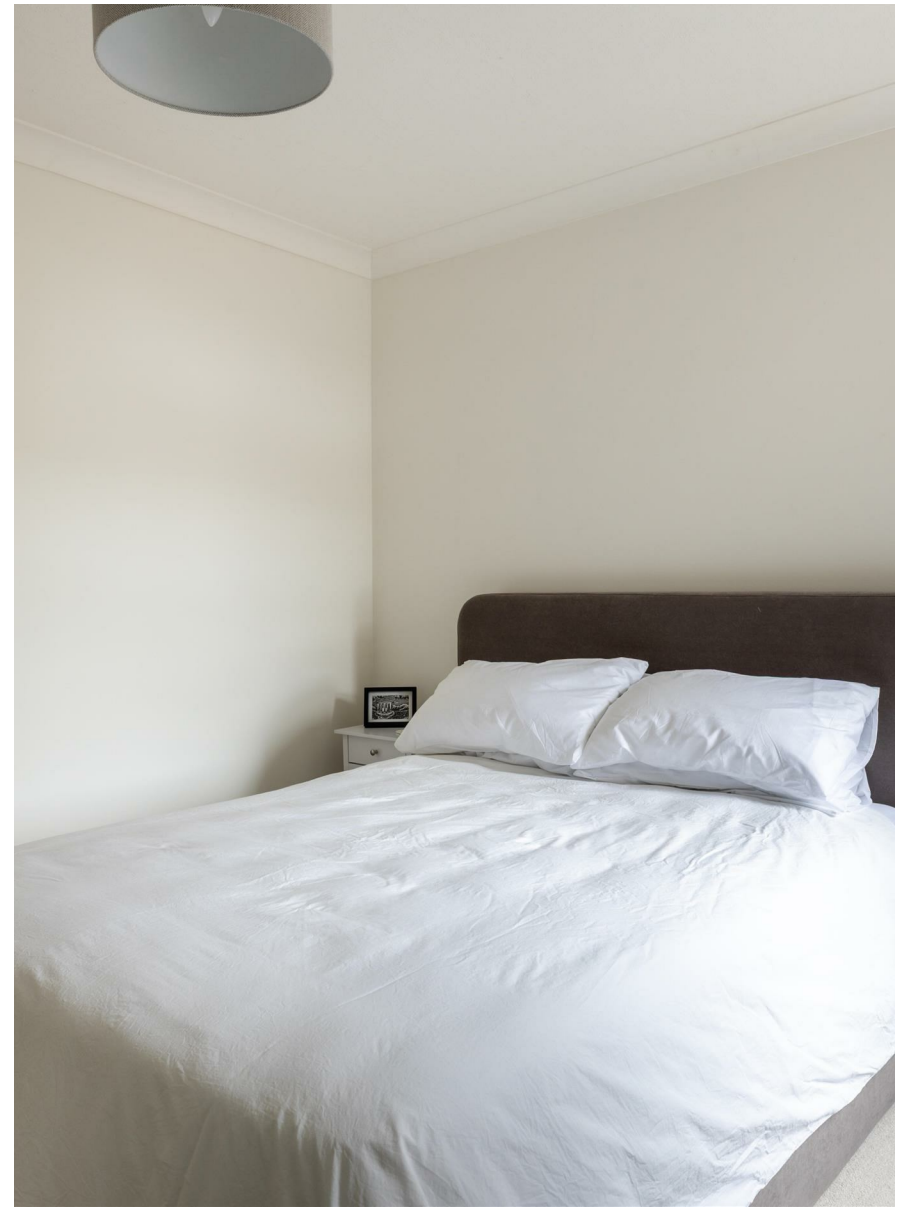
Further along, the dining room continues the home's story of comfort and character, complete with its own fireplace and clever understairs storage. It's the kind of space that naturally draws people together, perfect for family suppers or candlelit dinners with friends. The flow into the kitchen and breakfast area is seamless, a reminder that this is a house made to be lived in, not just admired. From here, the view stretches out to the garden: a tranquil, secluded oasis where a morning coffee on the patio feels like a private luxury.

Upstairs, the tone remains calm and timeless. The principal bedroom offers built-in wardrobes and an en-suite shower room, a thoughtful nod to contemporary convenience. The second bedroom, generous in scale, and the third, ideal as a study or nursery, look out towards the North Downs, their vistas changing beautifully with the seasons. A family bathroom, finished with quiet style, completes the picture.

Practical touches abound, from the boarded loft accessed via ladder (ripe with potential for conversion, subject to consents) to the handy garden shed tucked discreetly at the end of the lawn. But it's the setting that truly elevates this home.







Yorke Road's enviable location places you just moments from the heart of Reigate's historic high street, where cosy pubs, artisan coffee shops and destination restaurants create a lively village-like atmosphere. Weekends can be spent browsing the independent boutiques, picking up fresh blooms or enjoying a long lunch at one of the town's well-loved bistros.

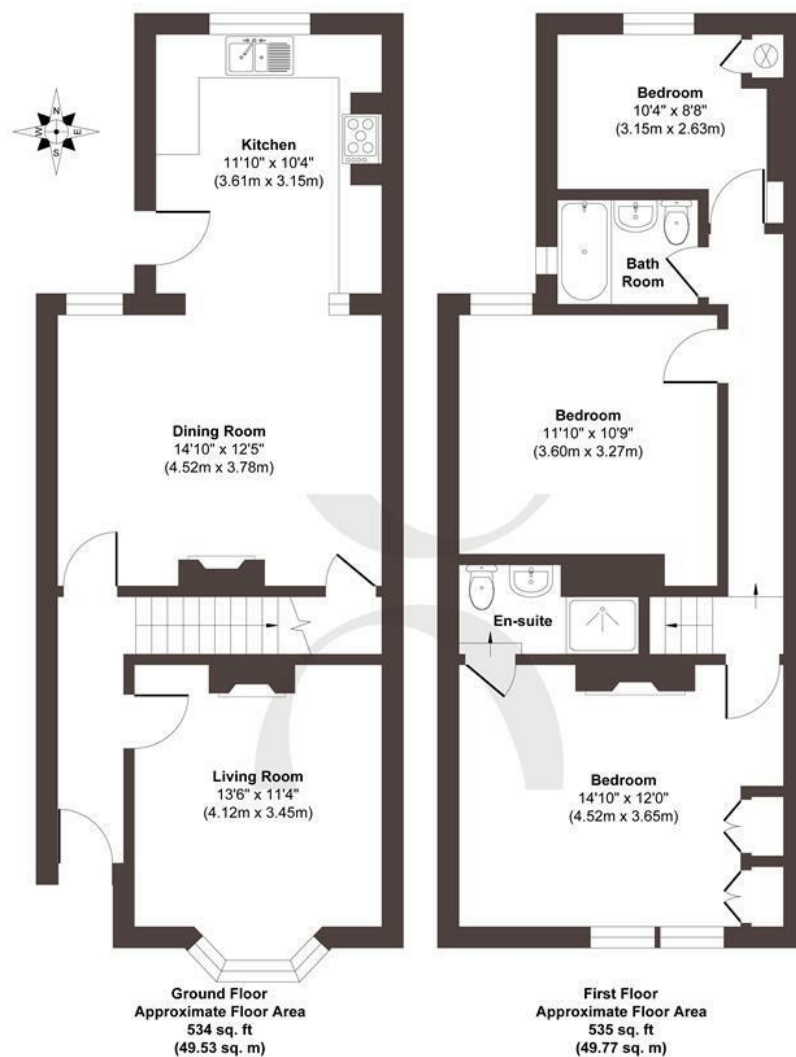
For those commuting to London or beyond, Reigate station is within walking distance and provides direct services to London Bridge and London Victoria, while nearby Redhill station offers additional routes and Thameslink services. Families are well catered for with a selection of highly regarded schools nearby, including Reigate Grammar, Holmesdale Community Infant School and Reigate Parish.

The green spaces of Priory Park offer a welcome escape just a short stroll away, with its woodland walks, lake and playground. Equally close are Reigate Hill and the North Downs Way, providing spectacular views and scenic walking routes right on your doorstep. Whether it's the gentle rhythm of life in a conservation setting, the vibrancy of a historic town centre, or the ease of well-connected travel, this home on Yorke Road offers the perfect balance.









Approx. Gross Internal Floor Area 1069 sq. ft / 99.30 sq. m

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

Produced by Elements Property

STONE

The Details

- Charming three-bedroom Victorian family home in a highly sought-after Reigate location
- Elegant bay-fronted sitting room with feature fireplace and sash windows
- Principle bedroom with fitted wardrobes and stylish en-suite shower room
- Access to a boarded loft for generous additional storage
- Secluded rear garden offering privacy and tranquillity
- Excellent local schools nearby, including both state and independent options
- Just a short stroll to Reigate train station with direct links to London

Size
Approx 1069.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
D



STONE

Let's *Talk*

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