



St. Marys Road, Reigate

£775,000





“

This characterful Victorian home on St Mary's Road combines generous accommodation, a flexible five-bedroom layout and exceptional potential to modernise, all just moments from Reigate's vibrant town centre. With over 2,000 sq ft of space, a large convertible cellar, driveway parking and a good-sized garden, it offers a rare opportunity to create a standout family home in one of RH2's most sought-after locations.

”



This elegant Victorian home on St Mary's Road offers over 2,000 sq ft of accommodation arranged across three floors, not including the substantial cellar that sits beneath the house.

Built in the late Victoria era, it carries all the character and charm expected of the period, with generous room sizes and a layout that lends itself beautifully to modern family living. The location is one of Reigate's most sought after, just a short walk from the town centre where independent shops, boutique cafés, pubs and restaurants give RH2 its vibrant, village-like feel.

The ground floor provides a warm and inviting living space, beginning with a bright bay-fronted living room and a spacious dining room that flows toward the rear of the house. The kitchen is well proportioned and perfectly usable as it stands, while also offering great potential for reconfiguration or extension, subject to planning. Stairs lead down to the impressive cellar, a vast space ideal for conversion into additional accommodation, a studio or cinema room.

Upstairs, the home continues to impress with five bedrooms spread across the first and second floors. The first floor features two generous doubles, a single and a family bathroom, while the top floor offers two further bedrooms, making it an ideal layout for families needing flexibility, guest accommodation or dedicated work-from-home spaces.

Outside, the property enjoys a well-sized rear garden that offers plenty of scope for landscaping, along with the rare benefit of its own driveway - an asset highly valued in this central location. The home is perfectly liveable in its current condition yet would greatly reward sympathetic renovation, giving the next owner the chance to create something truly exceptional.



Need to know

- Prime central Reigate location on St Mary's Road, just a short walk from shops, cafés and restaurants.
- Substantial Victorian home offering over 2,000 sq ft of accommodation.
- Large cellar ideal for conversion into additional living space.
- Five-bedroom layout providing superb flexibility for families, guests or home working.
- Bay-fronted living room and spacious dining room with classic period proportions.
- Well-sized kitchen with scope to redesign or extend (subject to usual permissions).
- Generous rear garden offering privacy and excellent potential for landscaping.
- Rare off-street driveway parking in a highly desirable RH2 position.
- Liveable condition with huge opportunity to renovate and add value.
- Council Tax Band E and EPC Rating D.

Interested?

reigate@ralphjames.co.uk
01737 333677

ralphjames.co.uk

