

STONE



Holmesdale Road RH2

£700,000

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

The Stone Family



This semi-detached Victorian home on Holmesdale Road combines period character with thoughtful modern updates. Once home to B.L. Hester's Sweet Shop in the 1940s, it now offers light, well-planned spaces designed for contemporary living.

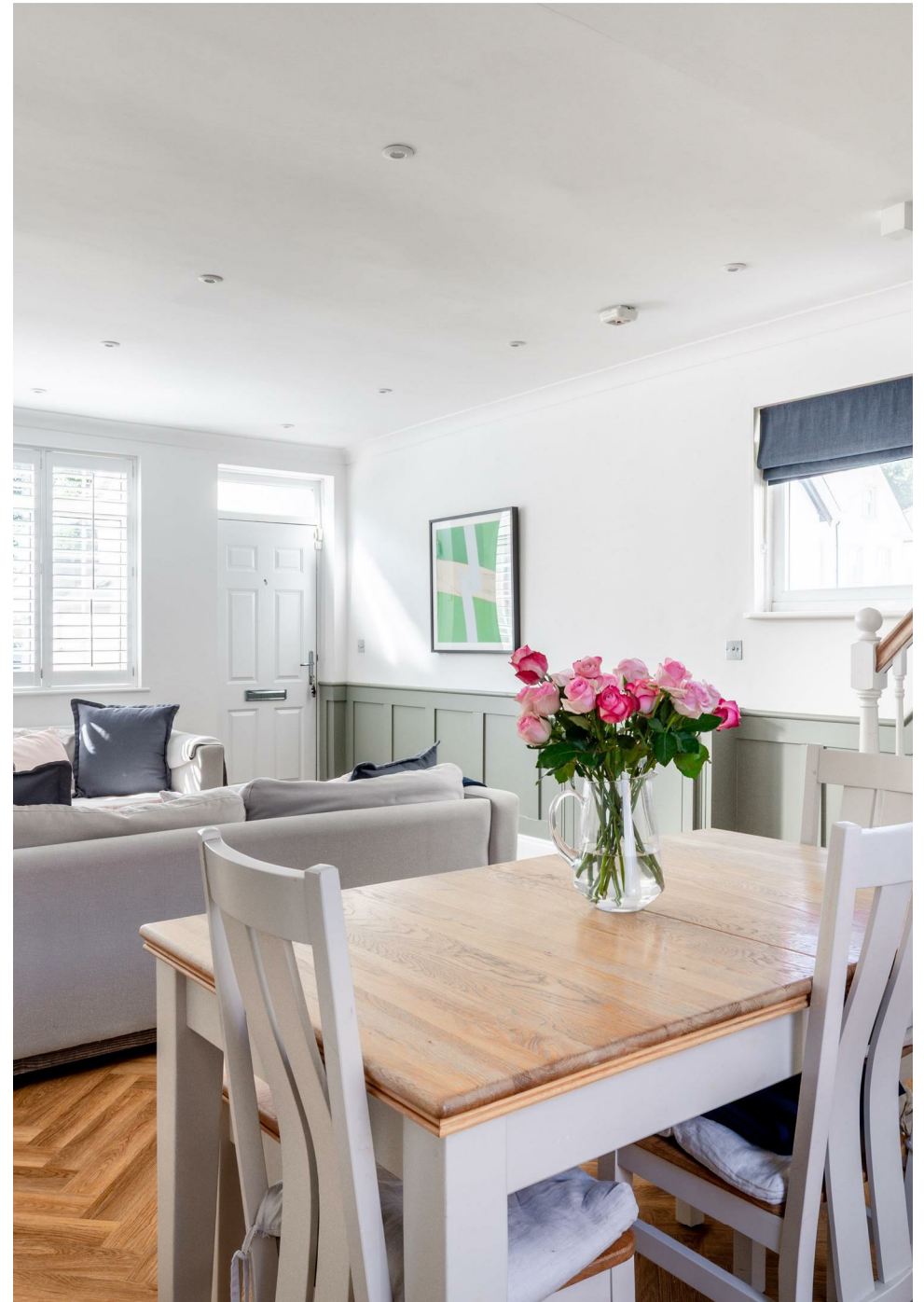
The house benefits from a south-facing front, filling the principal open-plan living spaces with light and warmth, while the rear rooms enjoy a quieter, calmer outlook with a real sense of privacy.

The main reception features herringbone flooring, with a fireplace and surround that provides a focal point, whilst adding depth and character to the room. Decorative panelling has been used with style to enhance the home's proportions and highlight its Victorian heritage. Further thoughtful touches include tailored understairs storage with drawers and cupboards, along with an additional and discrete floor-to-ceiling built-in storage unit. The kitchen is practical and modern, with clean finishes and direct access to the courtyard.

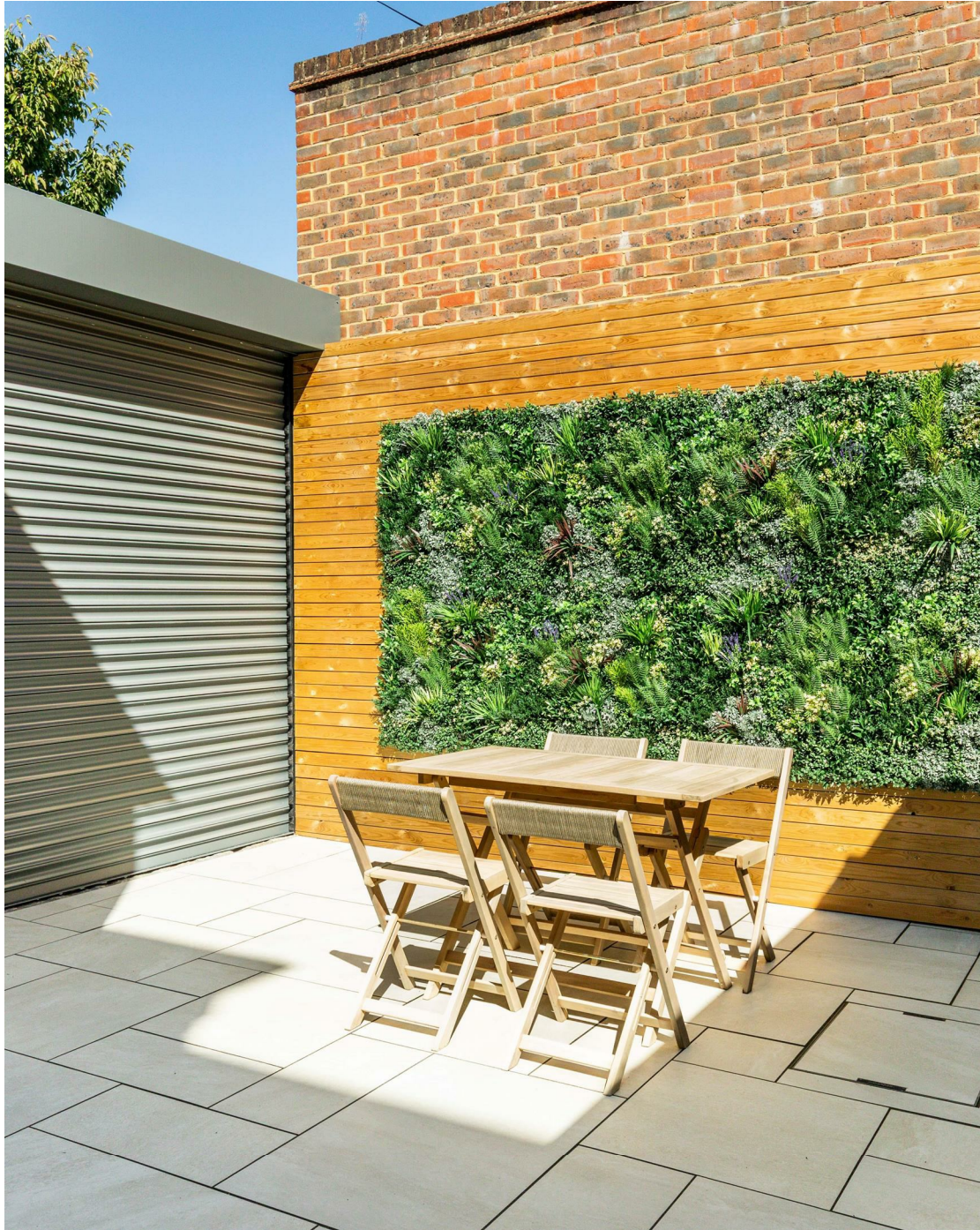


The courtyard itself is a versatile space, tiled with light porcelain for a clean, durable finish that's simple to look after. A low-maintenance green wall provides year-round colour and texture, enhancing the outlook from each window and adding softness to the courtyard space. With a remote-controlled electric shutter, the area quickly transforms into secure and practical parking for a large family-sized car, offering both convenience and peace of mind.

Upstairs are three well-proportioned bedrooms, each light and welcoming. The principal and second bedrooms both include fitted wardrobes, while the family bathroom is generous in size, including both a separate bath and shower. Natural wool carpets run across the stairs and bedrooms, adding warmth, comfort and a touch of luxury to the upper floor.



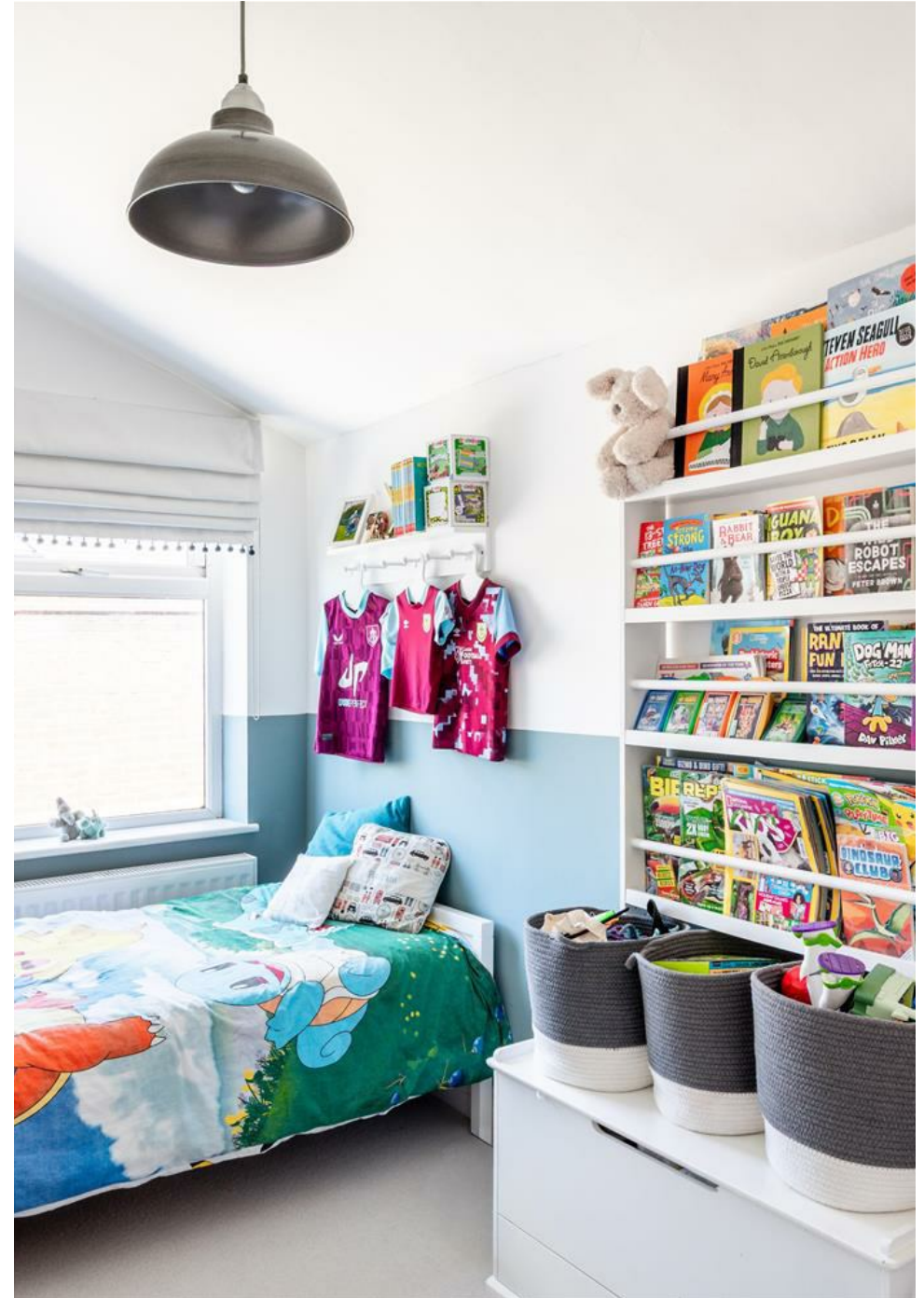




While much has already been improved, the house also offers scope to grow. There is potential to extend into the loft, as the adjoining property has done (subject to planning), and the property has previously been granted provisional permission for a small side return extension, giving future owners flexibility to add further space if desired.

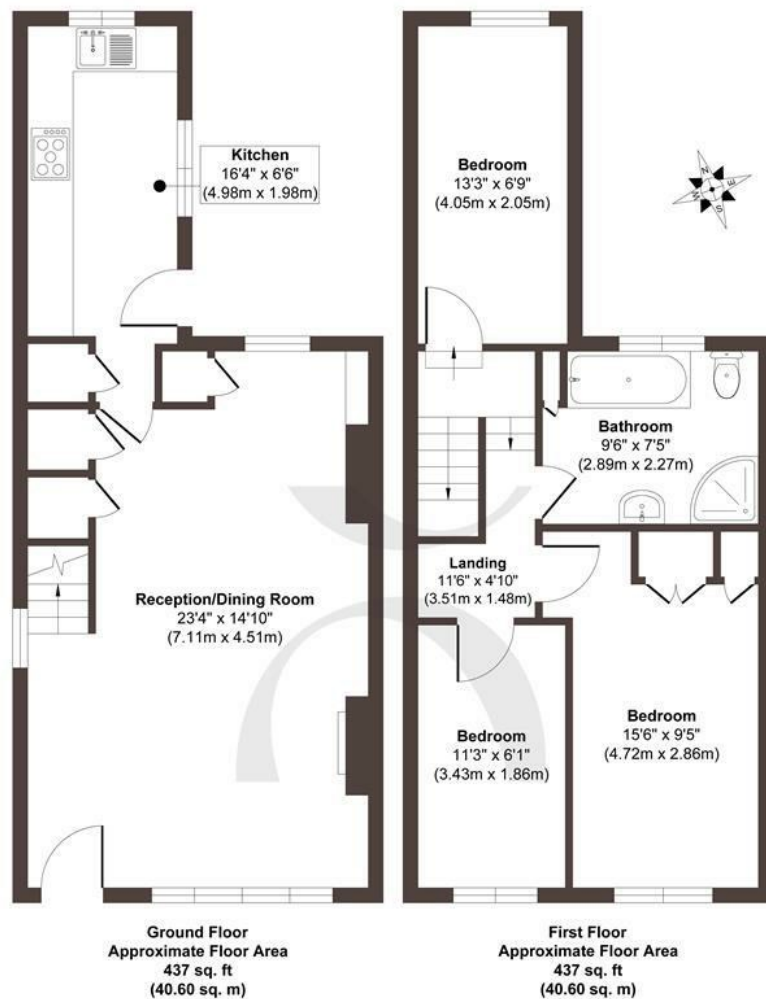
Holmesdale Road is known for its convenience and sense of community. The current owners have loved having their children's schools, the train station and favourite coffee shop right on the doorstep, along with a welcoming mix of young families and long-established neighbours.

The town of Reigate offers a vibrant mix of cafés, shops and pubs, with Priory Park and nearby National Trust countryside for weekends and walks. Reigate station at the end of the road provides fast links to London, Gatwick and surrounding Surrey towns.









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The Details

- Once the site of B.L. Hester's beloved sweet shop from the 1940's to early 1960's
- Beautiful Victorian three bedroom family home
- Spacious reception flooded with natural light, with restored period features
- Large family bathroom
- Landscaped courtyard with a charming green wall
- Private EV charger at the rear
- Opportunity to extend into the loft (stpp)
- Within walking distance of the train station, local amenities, the historic high street and schools

Size
Approx 874.00 sqft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
D



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Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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