

STONE



South Road RH2

£1,200,000

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

————— *The Stone Family*



On a street known for its characterful homes, this handsome house immediately catches the eye. Its painted render façade, finished in calming pastel tones and framed by crisp white quins, has an easy elegance to it, while the beautiful dormer porch and climbing wisteria softening the double-storey bay window give the frontage a rather romantic feel. The landscaped driveway provides off-street parking, and the stained-glass porch offers a fitting introduction to the warmth and character found within.

Inside, the entrance hall sets the tone beautifully. A traditional staircase, finished with a heritage-inspired runner, rises up, while original details and thoughtful decoration create an atmosphere that feels both refined and relaxed. To the front, the principal living room is flooded with natural light through an oversized bay window, with bespoke shutters filtering the morning sun. Traditional radiators and an elegant fire surround sit comfortably alongside ornate cornicing, picture rails and a decorative ceiling rose, while calming green tones bring a contemporary softness to the room.

To the rear, a second reception room, currently arranged as a family and music room, provides a more informal living space before opening into the impressive rear extension. Here, the house shifts effortlessly into modern family living. Skylights and bifold doors draw light deep into the space, while views of the garden create a strong connection to outdoors. The kitchen has been beautifully designed with shaker cabinetry, a generous central island. The garden is generous, and west-facing, with a lawn for entertaining, relaxing or play.



Upstairs, the character staircase continues to the first floor, where three bedrooms retain much of the home's original charm. Two generous doubles each feature character fireplaces, while a third smaller double bedroom enjoys peaceful garden views and its own iron mantelpiece. The family bathroom has been thoughtfully designed with a roll-top bath, separate shower, sleek metro tiling and marble-topped vanity, balancing classic detailing with a more contemporary finish.

The second floor provides a wonderfully versatile final level. The landing is spacious enough to accommodate a study area and offers access to useful eaves storage, while the double bedroom itself feels bright and generous, complete with its own en suite shower room.

A cleverly configured passageway links the kitchen back to the entrance hall, discreetly concealing a utility room and downstairs WC, while the cellar below offers useful additional storage alongside housing the boiler. Throughout, the house has been carefully considered for modern family life, with original features sitting seamlessly alongside contemporary decoration and practical design. The result is a home that feels elegant yet entirely liveable — full of character, but never overly formal.







Life here is as much about the location as it is the house itself. Priory Park is just a five-minute walk away, offering acres of green open space, tennis courts, a café and one of Reigate's most loved places to spend a weekend morning or an early evening stroll.

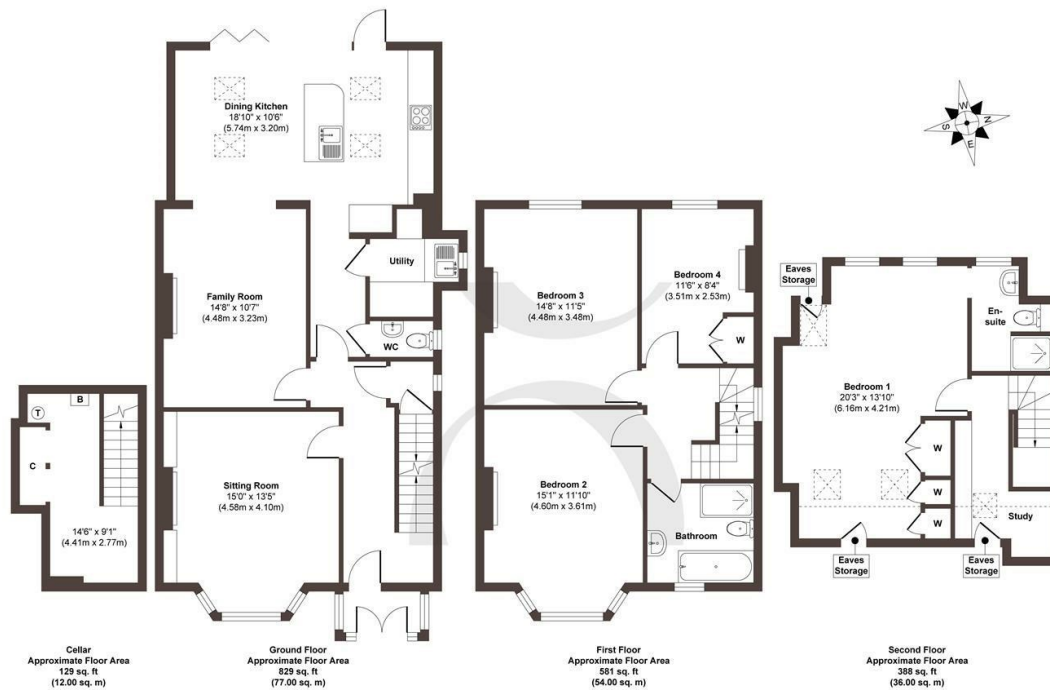
A parade of shops on Lesbourne Road is moments away, home to independent businesses including the popular Nisou café, a bakery and everyday amenities that give the neighbourhood a genuine sense of community. Reigate's historic High Street is also within easy walking distance, lined with independent boutiques, stylish coffee shops, well-regarded restaurants and familiar high-end brands.

For families, the area is exceptionally well connected, with sought-after schools within walking distance and Reigate train station reachable in under 20 minutes on foot, providing convenient links into London and surrounding Surrey towns.









Approx. Gross Internal Floor Area 1927 sq. ft / 179.00 sq. m

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

Produced by Elements Property

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The Details

- Breathtaking family home in the heart of Reigate
- Beautiful facade, with wisteria climbing
- Welcoming entrance hall with character staircase
- Elegant front living room with original features
- Stunning open plan kitchen filled with natural light
- Original period details including numerous fireplaces, ornate cornicing, picture rails and ceiling rose
- Four generous bedrooms, each with individual character
- Private west-facing garden
- Conveniently placed utility room and downstairs WC, plus a useful cellar
- Offroad parking

Size
Approx 1927.00 sq ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
E



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