

STONE



*Deerings Road RH2*

Guide Price £900,000 - £925,000

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

————— *The Stone Family*



Along the charming Deerings Road, this distinguished detached Victorian home, built in 1900, embodies period charm. Its striking red brick façade, accented by a traditional brick porch and an inviting tiled pathway, sets the tone for the warmth and character found within.

Enter through the elegant front door into a traditional entrance hall, where ornate spindled stairs rise beneath soaring ceilings. The sense of refinement continues into the spacious dual-aspect reception room, where a generous bay window, adorned with bespoke shutters, invites in natural light.

A traditional black fireplace with a carved mantel provides a striking centrepiece, offering an inviting space to relax. The adjoining dining area, complete with beautifully crafted built-in cabinetry, seamlessly connects to the garden through double doors, making it perfect for entertaining.



The spacious kitchen is both functional and stylish, featuring integrated appliances and ample workspace. Beyond, a charming conservatory welcomes morning light over the breakfast table, with views extending to the private, mature garden - a true oasis of greenery. A convenient downstairs WC completes the ground floor.

Upstairs, three well-proportioned bedrooms showcase the home's period charm, with sash windows ensuring each room is bathed in natural light. The master bedroom boasts a stunning original Victorian tiled fireplace, while the rear double bedroom features an ornate carved painted fireplace and garden views. A modern family bathroom serves the first floor.

Excitingly, planning permission has been granted for a two storey extension. The current owner also offers the opportunity to purchase the designer curtains.







Deerings Road is one of Reigate's most desirable residential addresses, a short stroll from Reigate's historic high street, a charming blend of independent boutiques, artisanal coffee shops, and renowned eateries. Commuters will appreciate the short walk to Reigate train station, offering direct links to London Victoria, Gatwick Airport and Guildford.

For families, this home is ideally situated within walking distance of Reigate's highly regarded schools. Holmesdale Infant School and Priory School provide excellent primary options, while Reigate St Mary's and Reigate Grammar cater to those seeking independent education. The area is also well-served by Reigate School, an Ofsted-rated 'Outstanding' secondary, making this an exceptional location for families looking to settle for the long term.

For those who enjoy the outdoors, Priory Park is moments away, offering 200 acres of landscaped parkland, a picturesque lake, tennis courts, and a renowned adventure playground. Whether it's a morning jog, a dog walk, or a relaxed afternoon at the recently renovated café, the park provides the perfect spot.









**Approx. Gross Internal Floor Area 1150 sq. ft / 106.90 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- Detached three bedroom period property in an exceptional Reigate location
- Victorian character, with sash windows, bespoke shutters, tall ceilings and original fireplaces
- Dual aspect reception offers a living and dining room with character and garden access
- Spacious kitchen with integrated appliances opens onto a conservatory
- Three spacious bedrooms, a first floor bathroom and downstairs WC
- Large, private garden and off-road parking
- Planning permission granted for a two storey extension

Size  
Approx 1150.00 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
E



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*Let's Talk*

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