

STONE



*Holmesdale Road RH2*

£650,000

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

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*The Stone Family*



GUIDE PRICE OF £650,000 - £675,000.

Found on the sought-after Holmesdale Road, this Victorian semi-detached home, built in 1880, presents a quintessentially charming exterior with its cream-painted brickwork and traditional side entrance. The quaint period facade belies the deceptively spacious interiors that have been masterfully reimagined to create a home both timeless and functional.

Stepping inside, the front reception is a showcase of elegance and warmth. A large bay window floods the space with natural light, accentuated by bespoke shutters offering both privacy and charm. At its heart, a working log burner, set beneath an oak mantel, creates an inviting retreat. Thoughtfully designed bespoke cabinetry and shelving incorporate a foldout desk, blending style with practicality.

A discreet stairwell leads down to a truly unexpected delight—a cosy cellar snug. This carefully treated space is designed for comfort, with fresh air circulation and a high-level window bringing in natural light. Ideal for movie nights, it's an intimate haven tucked away beneath the home.

The light of the dining room is immediately evident, with beautifully panelled walls overlooking the landscaped garden. From here, a rustic yet refined kitchen takes centre stage, its earthy tones complemented by cream shaker cabinetry and an oak worktop. Adjacent to the kitchen, a utility room and downstairs WC provide additional convenience.

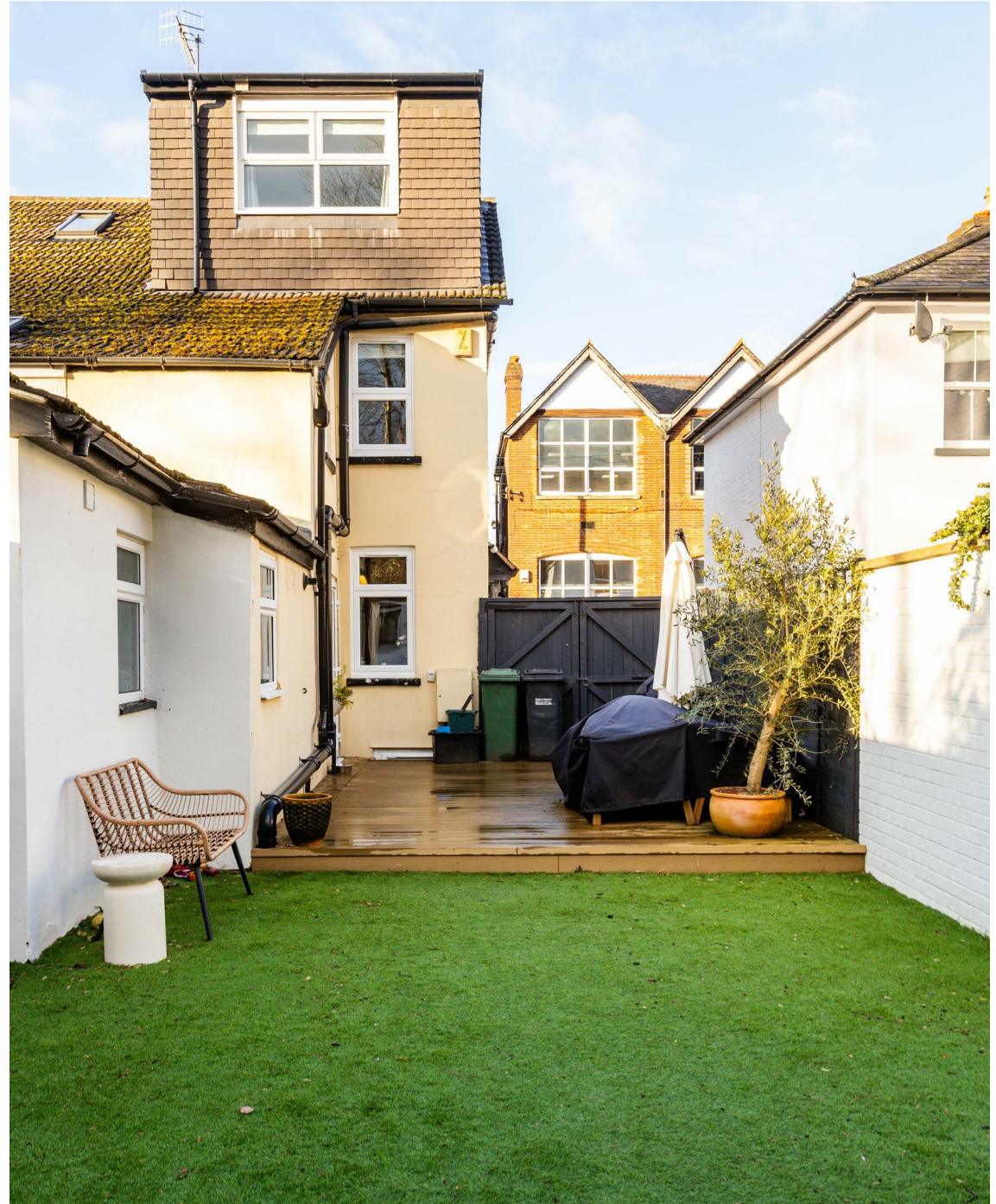


Ascending to the first floor, two well-proportioned bedrooms offer serene retreats, while the family bathroom is a masterpiece of design. A standalone bath and separate shower are framed by striking monochrome floor tiles, with gold hardware adding a touch of luxury.

Cleverly maximising space, the loft conversion offers a principal or guest suite of exceptional quality. Elegant panelling and bespoke wardrobes elevate the room, while an en-suite shower room exudes contemporary sophistication with its dark-toned palette and hexagonal tiling.

Outside, the landscaped garden has been designed for effortless enjoyment. A composite decking area provides the perfect setting for alfresco dining and summer barbecues. A rare and exceptional addition, the converted garage at the rear offers a versatile space that has served as an office, studio, music room, playroom, and gym—an invaluable asset to this unique home.

The driveway offers convenient off-street parking while providing seamless access to the rear garden through secure attractive charcoal gates. This Holmesdale Road home is a rare and remarkable find - where Victorian character meets space and thoughtful, contemporary living.







Located on a desirable residential road, this home is within walking distance to the popular Beryl & Peg's, the co-op and exceptional pubs. Reigate train station at the end of the road, with easy connections to London, Gatwick and neighbouring Surrey towns, makes commuting a seamless experience. You can arrive in London from your front door in under one hour.

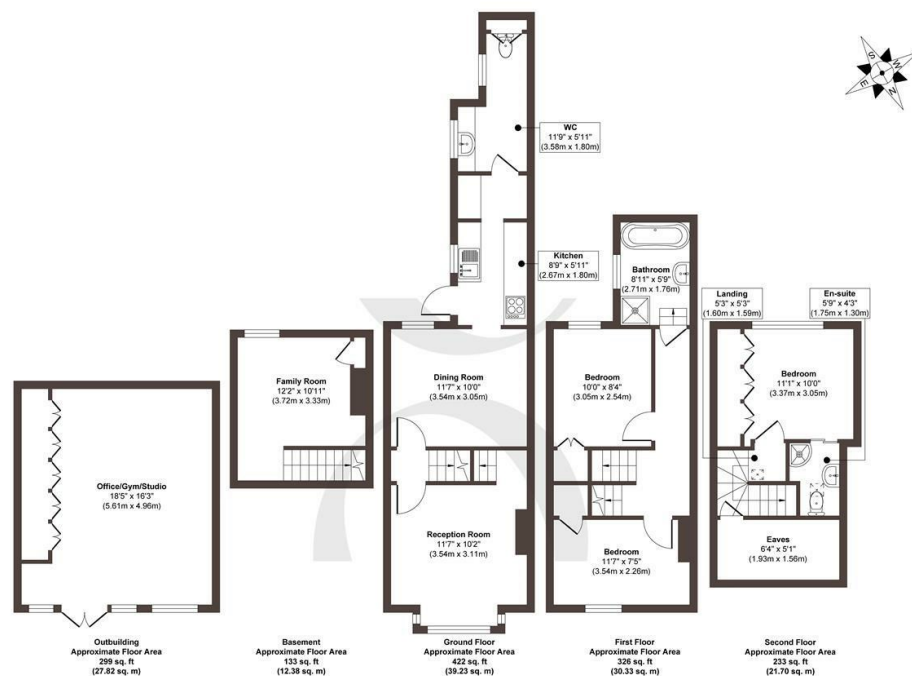
Beyond the immediate surroundings, residents can explore the charm of Reigate, with its array of shops, restaurants, and recreational amenities. You can enjoy the popular Reigate priory park, or Reigate Hill/ Gatton park national trust for weekend strolls.

Families will appreciate the proximity to some of Reigate's highly regarded schools, including Holmesdale Infant School and Reigate Priory Junior School, both within easy reach.









**Approx. Gross Internal Floor Area 1413 sq. ft / 131.46 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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## The Details

- *GUIDE PRICE OF £650,000 – £675,000.*
- *Versatile lower level, currently used as a snug and movie room*
- *Beautifully panelled dining room with garden views*
- *Modern kitchen with rustic design, leading to a convenient utility room with downstairs WC*
- *Two well-proportioned bedrooms on the first floor*
- *Beautifully designed first floor family bathroom*
- *Loft conversion offering a principal suite with bespoke wardrobes and contemporary en-suite shower room*
- *Low-maintenance outdoor space with composite decking and a versatile converted garage*
- *Front reception room with traditional features*

Size  
Approx 1413.00 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
D



# STONE

## Let's *Talk*

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