

STONE



*Hartington Close RH2*

Guide Price £775,000 - £800,000

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

————— *The Stone Family*



Set within the gentle rhythm of Hartington Close, this attractive modern terrace offers a life that is both composed and quietly indulgent — a home that understands how to balance contemporary design with genuine comfort.

From the moment you step through the front door, there is a sense of order and calm. The entrance hall feels considered rather than purely functional, with a neatly placed cloakroom that keeps daily life discreetly organised. Beyond, the kitchen is a masterclass in modern restraint. White cabinetry is offset by sleek grey tiling, creating a palette that is fresh and timeless rather than trend-led. Integrated appliances maintain the clean lines, allowing the space to feel uncluttered and purposeful — ideal for everything from weekday suppers to leisurely Sunday cooking with music playing softly in the background.

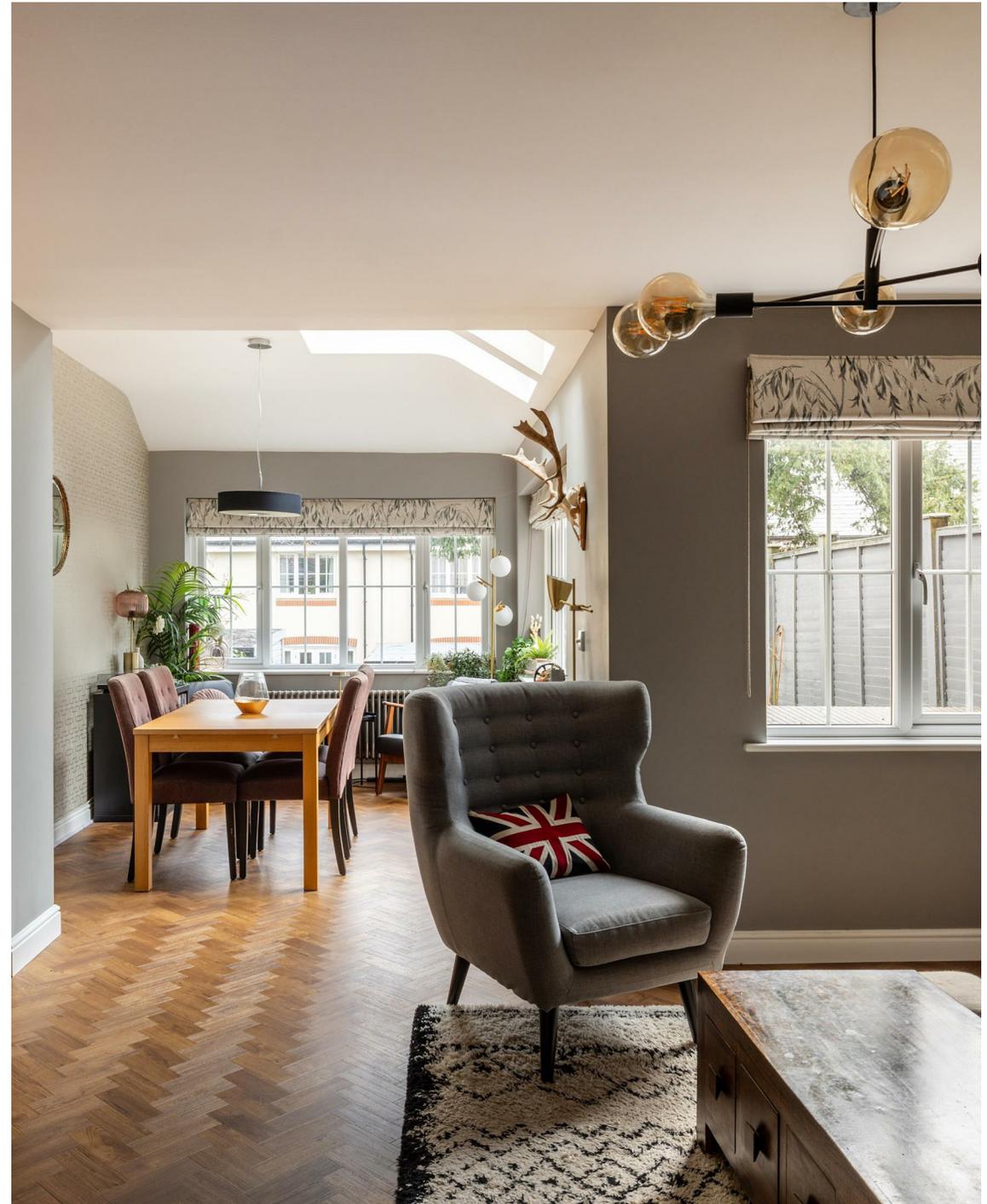


At the rear of the house, the generous lounge and dining room unfolds into a space that feels both airy and grounded. Light pours in, drawing the eye towards the garden. The palette is quietly sophisticated: cool, neutral tones provide a calm backdrop, while the newly laid herringbone flooring introduces a subtle texture and warmth underfoot, lending the space an almost tactile sense of comfort. It is a room that invites use: long dinners that drift into evening, cosy nights curled up with a book, or relaxed entertaining where conversation flows as easily as the space itself. There is an effortless elegance here — modern without being austere, stylish without ever feeling staged

Outside, the rear garden offers a pleasingly low-maintenance escape. Though modest in size, it has been thoughtfully arranged with a decked area that lends itself to morning coffees, quiet evenings with a glass of wine, or alfresco dining on warm summer nights. Side access adds a practical touch, while the overall feel remains relaxed and easy — a garden designed to be enjoyed rather than laboured over.

The first floor continues this sense of thoughtful living. Two beautifully proportioned double bedrooms sit peacefully above the bustle of the ground floor. The larger room, currently arranged as a study, offers flexibility in spades — equally suited to becoming a serene principal bedroom — and is complemented by its own en suite shower room. A smart, contemporary family bathroom serves the floor, ensuring that mornings run smoothly and guests are always well accommodated.

Ascend once more and you arrive at the top floor, where the house truly reveals its generosity. Here, an exceptionally spacious double bedroom stretches out beneath Velux windows that flood the room with natural light. Eaves storage is cleverly tucked away, keeping the room feeling open and uncluttered. Decorated in calm, neutral tones, this space has the feel of a private retreat — a place to retreat at the end of the day, far removed from the outside world, with only birdsong and soft light filtering in.







## The location

Reigate itself is a town of enduring appeal, blending historic charm with a lively, contemporary feel. Independent boutiques, cafés and well-regarded restaurants line the High Street, while everyday amenities are close at hand for effortless living. From artisan bakeries to trusted local favourites, everything you need is within easy reach.

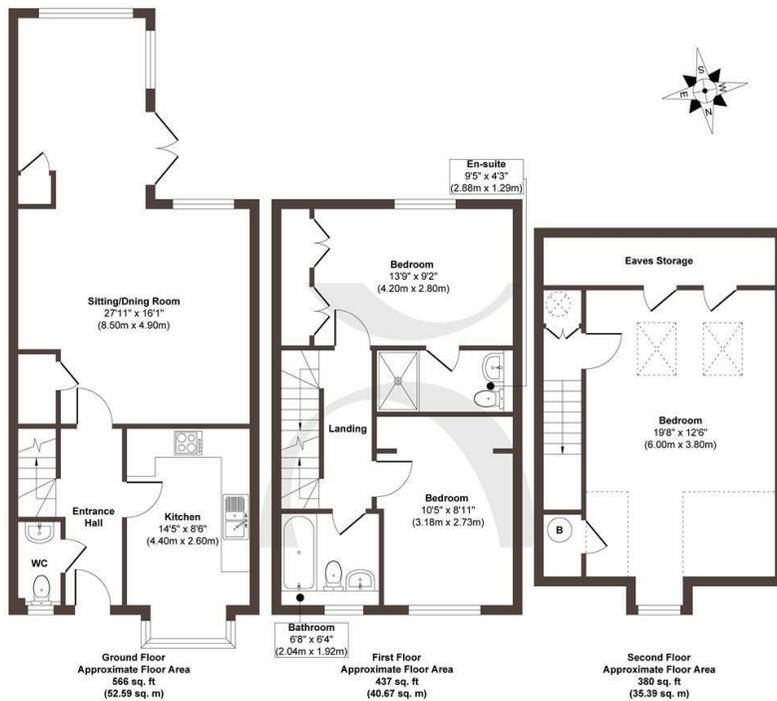
For commuters, the location is superb. Reigate station is within walking distance, providing direct and frequent services into London and beyond, while the nearby M25 offers swift connections to Gatwick Airport, Heathrow and the wider motorway network. Excellent bus links further enhance connectivity, ensuring that whether work or leisure calls, getting there is always refreshingly straightforward.

Families are particularly well served, with an excellent selection of highly regarded state and independent schools nearby, including Reigate Grammar, Dunottar and Holmesdale Community Infant School. Green spaces are equally abundant; Priory Park is just a short stroll away, offering wide open lawns, woodland walks and a brand new cafe, while the surrounding Surrey countryside beckons beyond.









**Approx. Gross Internal Floor Area 1383 sq. ft / 128.65 sq. m**

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

Produced by Elements Property

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## The Details

- Modern three-storey terraced home with a contemporary finish
- Newly laid herringbone flooring throughout the ground floor
- Private rear garden with decked area, perfect for alfresco dining
- Allocated parking space for one vehicle
- Secure and quiet residential location
- Effortless combination of modern style and homely comfort
- Open-plan living space ideal for entertaining or family life
- Top-floor double bedroom with Velux windows and abundant natural light

Size  
Approx 1383.00 sq ft

Energy Performance Certificate (EPC)  
Rating TBC

Council Tax Band  
F



STONE

*Let's Talk*

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