

STONE



Somers Road RH2

£395,000

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

The Stone Family



Victorian conversions are special, particularly one that retains the architectural character of its past while offering all the comforts of contemporary living.

Set within an impressive red brick building, with decorative tile hanging and distinctive mock-Tudor detailing, this beautifully renovated top-floor apartment is one of just three residences. With treetop views, thoughtfully considered interiors and an enviable position within Reigate, it offers an appealing alternative to the conventional apartment.

There are practical advantages here, too, that make this home an especially interesting proposition. Offered chain free and ready to move into, the apartment benefits from a newly extended 125 year lease, with the unusual advantage of £0 ground rent and £0 service charge. For buyers looking for the character of a period property without the maintenance responsibilities of an entire Victorian house, it is a rather compelling combination.

At the heart of the home is an open plan kitchen and living space, where a restrained colour palette and generous natural light create an atmosphere that feels both welcoming and considered. The kitchen takes its inspiration from traditional cabinetry, reinterpreted with a contemporary eye. Deep olive Shaker units, warm brass hardware and luxury marble worktops bring richness and texture to the room, while the open arrangement allows cooking, dining and relaxing to sit comfortably alongside one another. It is a space designed as much for slow Sunday mornings as it is for evenings spent entertaining friends.



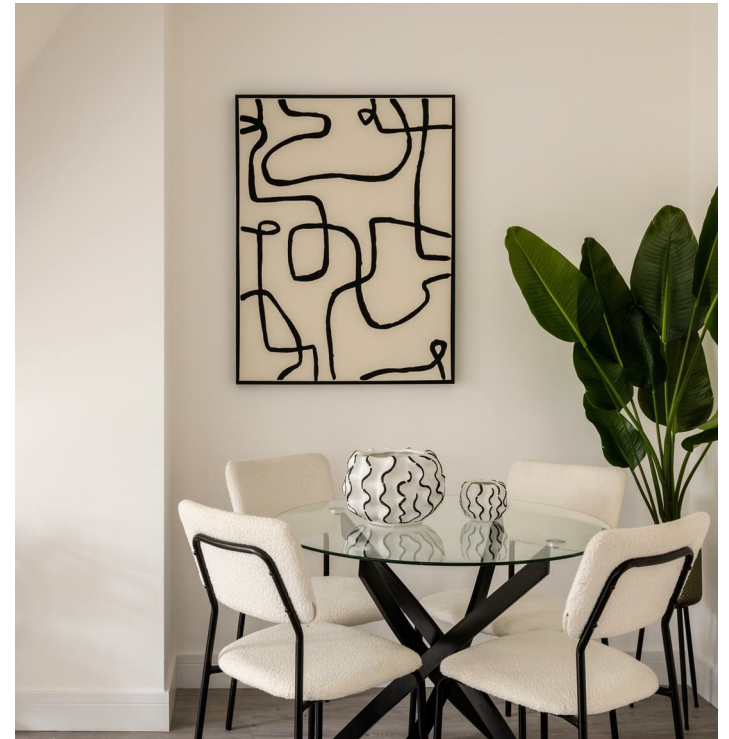


The principal bedroom is something of a retreat. Beautifully finished, with a sense of calm that comes from its elevated position, the room has one particularly lovely feature: a freestanding bathtub positioned beside the window, where views extend into the surrounding treetops. It is an unexpected touch of luxury, bringing a little of the boutique hotel experience into everyday life. An adjoining en-suite shower room continues the considered aesthetic, with stone-effect tiling and contemporary finishes, while useful eaves storage makes the most of the building's characterful roofline.

The second bedroom is equally generous, enjoying natural light from two aspects and the flexibility to accommodate changing needs. An adjoining room offers a particularly useful addition, whether imagined as a walk-in wardrobe, a dedicated home office or a playroom. A separate family bathroom completes the accommodation, finished in the same understated, neutral palette as the en-suite, creating a sense of continuity throughout the apartment.

Outside, the property enjoys the considerable advantage of a large communal garden, providing a welcome stretch of greenery and somewhere to enjoy the warmer months. From this elevated setting, views reach towards Reigate Hill, a reminder of just how close the Surrey countryside is. An allocated parking space on the shared driveway adds everyday practicality, particularly valuable in such a central location.







Somers Road occupies an enviable position in one of Reigate's established residential neighbourhoods, with the town's historic High Street just a short walk away. Reigate has long been admired for its independent spirit, where handsome period architecture sits alongside a collection of independent shops, cafés, restaurants and neighbourhood favourites.

For those who enjoy spending time outdoors, the location is particularly appealing. Priory Park, with its sweeping lawns, ornamental lake, woodland walks and popular café, is within easy reach and provides a wonderful setting for everything from morning runs to summer picnics. In the opposite direction, Reigate Hill opens up a network of beautiful walking routes through the North Downs, with far-reaching countryside views and access to some of Surrey's most celebrated landscapes.

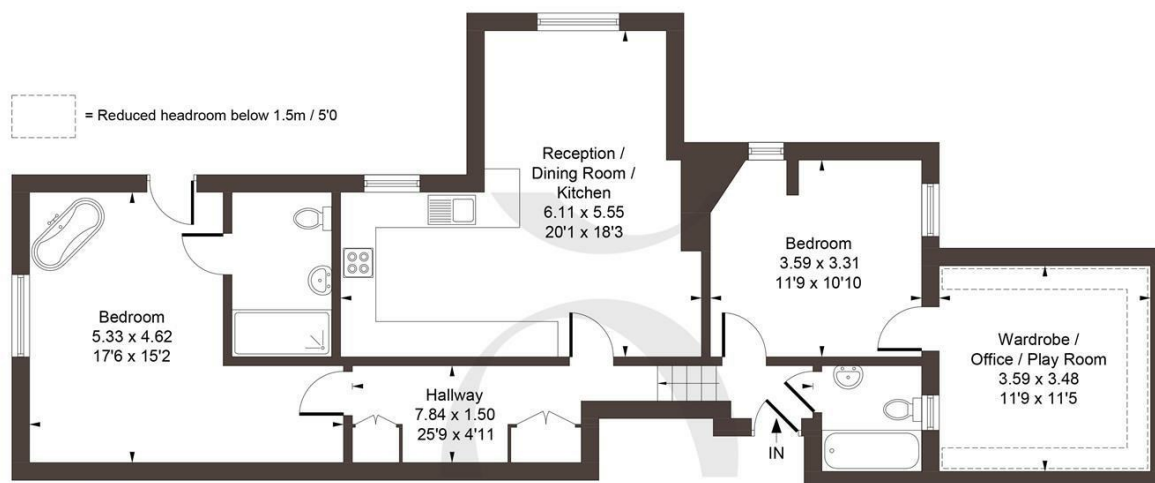
Families are equally well catered for, with an excellent choice of educational facilities nearby. Micklefield School and Holmesdale Community Infant School are among the local options, while several nurseries and early-years settings are within easy reach of Somers Road.

Despite its distinctly village-like atmosphere, Reigate remains exceptionally well connected. Reigate railway station is within walking distance, offering services towards Gatwick Airport, Guildford and London. The nearby M25 provides convenient access to the wider motorway network and the Coast. It is this balance that makes Reigate so appealing: the convenience of a well-connected commuter town, the character of a historic Surrey market town and the countryside almost on the doorstep.









Second Floor

Approximate Gross Internal Area = 91.24 sq m / 982 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © The Light Room

STONE

The Details

- Offered chain free and ready to move into
- Beautifully renovated top floor apartment within an impressive Victorian conversion
- Brand new 125 year lease, with no ground rent or service charge
- Light-filled, open plan living space, combining heritage-inspired design with modern finishes
- Deep olive Shaker kitchen with brass hardware and luxury marble worktops
- Luxurious principal suite with freestanding bathtub overlooking the treetops
- Dual-aspect second bedroom with versatile adjoining room
- One of just three residences in a characterful period building
- Allocated off road parking space and generous communal garden
- Walking distance to Reigate High Street, the train station, schools and green spaces

Energy Performance Certificate (EPC)

Band D

Council Tax Band

C



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved