

STONE



Croydon Road RH2

£1,300,000

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

The Stone Family



There is a sense of history that lingers in every corner of this handsome period home on Croydon Road, Reigate. With fireplaces standing as quiet witnesses to generations past, lofty ceilings that invite light to pour in, and the gentle charm of original features such as working gas fireplaces and the servant's bell system—still in place as a charming nod to yesteryear—this is a property where character and comfort meet with effortless grace.

Set on a generous plot and approached by a sweeping driveway beneath the canopy of a grand old tree, this double-fronted Victorian home possesses a quiet majesty. A traditional front door framed by a stone porch with original tiled flooring opens to soaring ceilings, a graceful character staircase and polished parquet underfoot, where the symmetry and scale of its grand proportions create an atmosphere at once secluded, welcoming and unmistakably timeless.

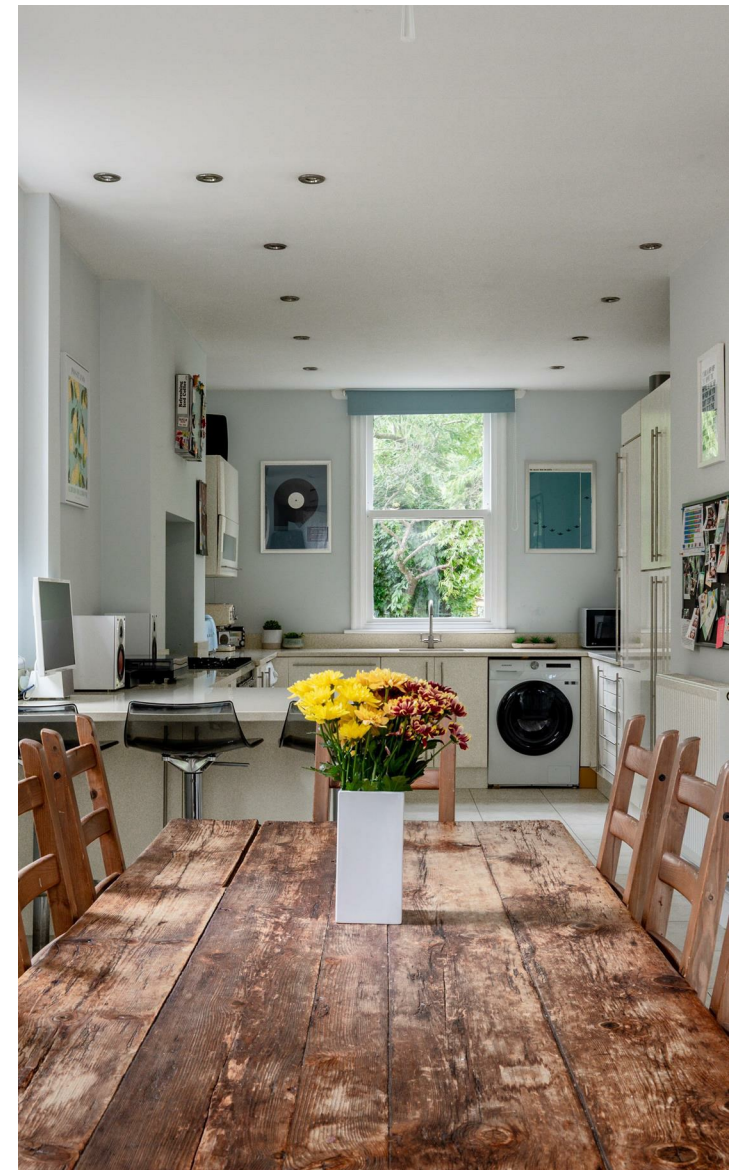


The layout carefully balances Victorian elegance with space and grandeur. Two reception rooms, each anchored by working gas fireplaces, offer inviting spaces for entertaining or retreating with a book, while the conservatory offers a space for modernisation or extension (stpp). The modernised kitchen and dining space, with direct access to the garden, brings the rhythm of family life naturally outdoors, making it a home as well-suited for long summer lunches as it is for winter evenings by the fire.

Double doors unfurl into a generous garden, a private green haven framed by mature trees and spilling with sunshine throughout the day. Downstairs, two cellars have been given renewed purpose, one transformed into a cinematic escape and the other into a lively games room—spaces designed for conviviality and family enjoyment.

Upstairs, the three double bedrooms are full of charm, the principal bedroom boasting its own shower and basin, while a Jack and Jill bathroom connects the further bedroom with ease. The cove window in the third bedroom catches the morning light, framing leafy views. On the upper floor, two further bedrooms offer both flexibility and privacy—one a tranquil office, the other complete with an en suite. It is a house that adapts with you, holding its history close while opening itself fully to modern living.







Croydon Road is one of North Reigate's most desirable addresses, perfectly positioned to enjoy both the natural beauty and urban convenience the area has to offer. The home enjoys far-reaching views across to Reigate Hill, a scenic haven for walks and outdoor pursuits. Wray Common, just footsteps away, provides further green space for dog walks.

Reigate train station is within easy reach, offering direct connections to London, while the town's excellent road links, including the nearby M25, make for seamless commuting. Families are well catered for, with a selection of outstanding primary and secondary schools in the vicinity.

A short distance away, the historic Reigate High Street offers a charming blend of independent boutiques, acclaimed restaurants, and inviting cafés, all set against the backdrop of the town's rich heritage and Priory Park's outstanding green spaces. With its blend of character, convenience, and a prime setting, this home offers an exceptional lifestyle in one of Surrey's most sought-after locations.







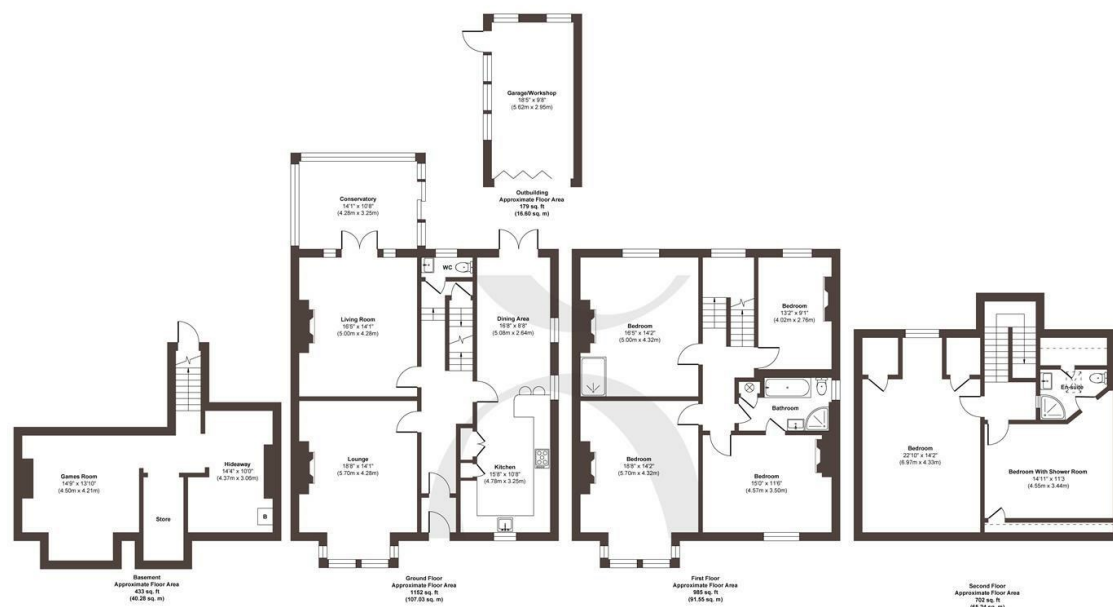
The Details

- *Elegant period home with abundant original features throughout*
- *Generous driveway with mature tree offering privacy and charm*
- *Expansive garden with ample room for entertaining and play*
- *Two versatile cellar spaces*
- *Two elegant reception rooms with working gas fireplaces*
- *Flexible layout offering space for entertaining, family life, and quiet retreat*
- *Two additional bedrooms on the upper floor, including en suite and home office*

Size
Approx 3451.00 sq ft

Energy Performance Certificate (EPC)
Rating

Council Tax Band
F



Approx. Gross Internal Floor Area 3451 sq. ft / 320.70 sq. m (Including Outbuilding)

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

Produced by Elements Property

STONE



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