



Smoke Lane RH2

Offers over £1,000,000

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

————— *The Stone Family*



Guide price: £1,000,000 to £1,100,000.

Set quietly on Smoke Lane, this late Victorian semi-detached home occupies a distinctive corner plot that immediately sets it apart. Its attractive yellow-brick façade has a timeless presence, while a private driveway sits neatly at the front of the property. Beyond it, a classic picket fence frames a charming front garden, where a stretch of green lawn and established planting soften the approach. A winding pathway leads to the arched front door, a detail that hints at the home's period origins. At this point the plot widens, revealing a sheltered al fresco dining spot, thoughtfully positioned to feel entirely private.

This corner positioning has allowed for a design that feels both characterful and practical, offering additional internal space rarely found in Victorian homes of this style. Inside, the traditional living room is every bit the family retreat. A handsome bay window draws in natural light, while an oak mantel and working log burner create a welcoming focal point — the kind of room that comes into its own on winter evenings.

A second grand reception room offers an altogether different mood. Here, beautiful parquet flooring, tall ceilings and calming tones create a refined yet relaxed space suited to both everyday family life and sociable evenings with friends. To the rear, the house opens up into a thoughtfully arranged dining room, kitchen and breakfast area designed for modern living.



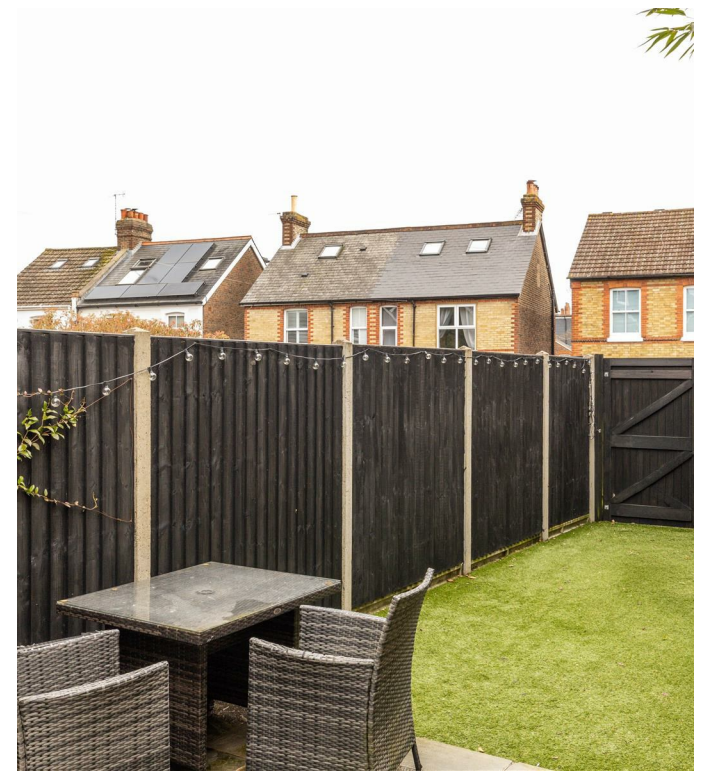


A deep green shaker kitchen sits confidently at the centre of the space, where traditional craftsmanship meets contemporary design. A generous Belfast sink, gold hardware and a large island with seating provide both style and practicality, while skylights, expansive Crittal windows and a double door line the back wall, drawing light deep into the room and opening directly onto the patio and private lawn beyond.

Just beyond the kitchen, the utility room keeps laundry appliances neatly out of sight while offering additional preparation space. From here, access leads to a downstairs shower room, where colourful Victorian tiled flooring, classic metro tiling and playful pink walls create a characterful and design-led finish.

Upstairs, four generous bedrooms are arranged around a family bathroom. The principal bedroom is particularly striking — flooded with natural light and centred around a beautifully tiled fireplace, with bespoke joinery providing elegant storage. The remaining bedrooms continue the home's sense of character, each featuring original details including further Victorian fireplaces.





Smoke Lane itself is a quiet no-through lane that rises above the historic town centre. From the end of the road, a discreet footpath leads directly downhill, placing Priory Park and the shops at the foot of Bell Street within a ten minute walk — ideal for a morning coffee, weekend markets or evening dining.

Reigate is renowned for its excellent schooling, with a strong selection of both state and independent options nearby, including Reigate Parish, Holmesdale and Reigate School, alongside well-regarded private schools such as Reigate Grammar and Dunottar. For commuters, Reigate and Redhill stations offer regular services to London Victoria and London Bridge, while the nearby M25 and A217 provide straightforward road connections.

For those who value green space, the area is exceptionally well served. Priory Park's lake, gardens and tennis courts sit moments away, while the rolling countryside of the North Downs, including Reigate Hill and Gatton Park, offers miles of walking and cycling routes. Combined with the town's vibrant high street, independent shops, cafés and restaurants, this location offers a well-balanced lifestyle — peaceful, connected and firmly rooted in one of Surrey's most characterful market towns.







The Details



Approx. Gross Internal Floor Area 1894 sq. ft / 176.12 sq. m

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

Produced by Elements Property

STONE

- A unique late Victorian family home on a desirable no-through road
- This is a home where period charm and modern living are carefully balanced
- Impressive kitchen breakfast room with island and Crittal doors
- Two flexible reception spaces
- Four generous bedrooms, with character fireplaces
- Private front and rear gardens
- Convenient additions include a cellar, utility room with outside access and downstairs shower room
- Off road parking on private driveway to the front, and parking at the rear

Size
Approx 1894.00 sq ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
E



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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