

STONE



*Old Road RH3*

£2,350,000



*“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*



Old Road is one of those lanes where every house feels like a story unto itself. Opposite the gentle sweep of Buckland Green, along a winding lane you'll find a discreet path tucked between two houses leading you through to Fig Tree House.

Framed by a red brick wall and gated entrance, the journey unfolds with a winding driveway edged in landscaped borders, before revealing a home designed for both grandeur and warmth. There is a double garage and gym, sitting where stables once belonged to an older house, while the property itself — built just twenty-four years ago — carries the hallmarks of a place made to be lived in, loved in, and grown into.

A dormer porch frames an oak front door that opens into a wide and welcoming entrance hall, the natural heart of the home. From here, the house divides into two generous wings, each with character and rhythm. To the right, an open plan kitchen and family space sings with morning light, its solid timber cabinetry and quartz worktops a timeless backdrop to daily life. The island has no doubt seen countless school projects spread across its surface and more than one Christmas pudding stirred. Bifold doors spill open to the landscaped patio, connecting indoors with out, while a discreet utility space lends practicality.

Beyond, the family room soars skyward with vaulted ceilings and oak beams—an immense yet inviting space where a vast brick fireplace anchors winter evenings with the crackle of a log burner, and summer days drift seamlessly onto the garden breeze. A study offers sanctuary, its windows opening to green garden views, while a cloakroom tucked away ensures practicality.







The dining room opens through French doors onto the garden, setting the scene for summer suppers, while the formal sitting room, bathed in light from triple-aspect windows, has a presence both elegant and comfortable. Its oversized fireplace has, for many years, held open fires for Christmas mornings, New Year toasts, and evenings that extend long into the night.

Upstairs, a sweep of five double bedrooms provides both comfort and privacy. The principal bedroom is a retreat in itself, with dual-aspect windows, a dressing room, and an ensuite with double sinks. Bedrooms two and three each enjoy their own ensuite shower rooms, while the remaining two doubles share a beautifully updated family bathroom with separate bath and shower.

The garden is no less captivating. Wrapping around the house, it is designed for both leisure and entertaining. A broad stone patio spans the rear, connecting to a fully fitted outdoor kitchen complete with pizza oven and BBQ—an irresistible invitation to linger in the sunshine. Morning coffee finds a perfect home here, with light spilling across the terrace in dappled patterns.

To the west, a raised deck beneath a pergola creates a shaded enclave for sundown dining, enclosed by mature planting and scent-rich borders. And beyond, a wide sweep of lawn invites play, laughter, and the kind of celebrations that echo through summer evenings. Enclosed by brick walling, ancient trees, and landscaped beds, it is a garden of character as much as beauty—private, generous, and endlessly adaptable.













Buckland is one of Surrey's most quintessential villages, nestled between Reigate and Dorking at the foot of the North Downs. Green fields and winding lanes frame a community that is both peaceful and deeply connected, offering a semi-rural lifestyle just a short drive from excellent schools and the historic high street of Reigate. Life here feels slower, more grounded—yet convenience is never far away.

At its heart lies Buckland Green, a conservation area that opens up to far-reaching views of Reigate Hill and Box Hill. From here, footpaths and cycle routes lead in every direction, making the village a haven for dog walkers, ramblers, and anyone drawn to the outdoors. The Buckland Deli, with its cosy shelves and hidden garden for brunch, is a favourite with locals, while Buckland Park Lakes has become a destination for cold-water swims, paddle boarding, lakeside yoga, and long, restorative afternoons. As the sun sets, The Reverie offers dining with unforgettable views across water and countryside.

Despite its semi-rural setting, Buckland connects easily. Both Reigate and Dorking are moments away, each with rail links that carry you to London or down to the coast. The A25 weaves quietly nearby, placing day-to-day essentials within reach while never intruding on the tranquillity of village life. Buckland offers the rare balance of seclusion and accessibility—a place where you can truly retreat, without ever feeling far away.



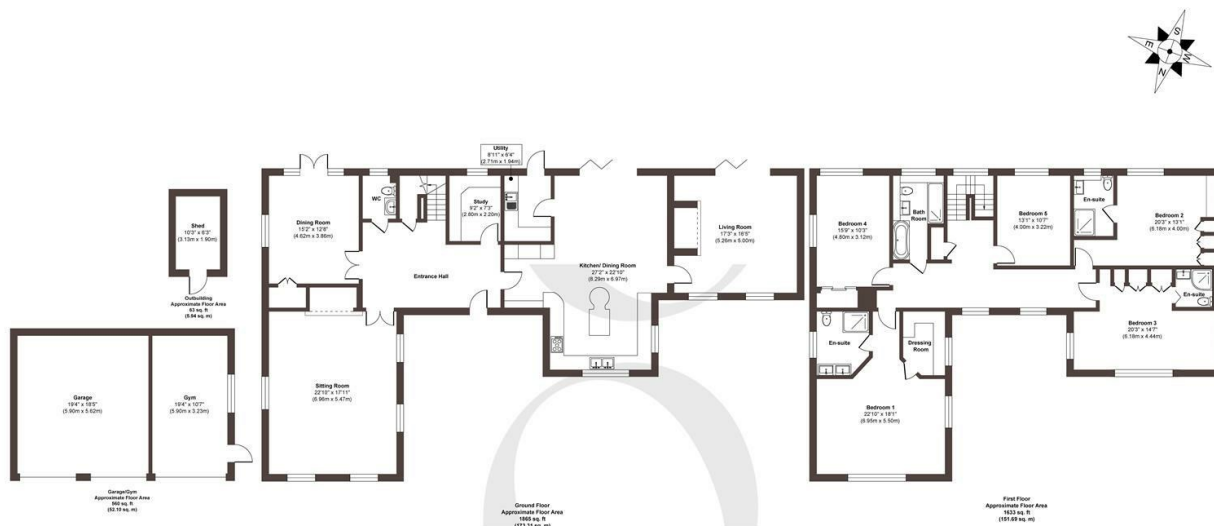












**Approx. Gross Internal Floor Area 4121 sq. ft / 383.04 sq. m (Including Garage/Gym & Outbuilding)**

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

Produced by Elements Property

**STONE**

## The Details

- Offered to the market chain free
- Substantial detached five bedroom family home
- Set on a private plot with landscaped wrap-around garden, gated entrance, double garage and winding driveway
- Open plan kitchen with bifold doors and island
- A flexible layout of three receptions and a dedicated study
- A modern family bathroom plus three en-suites
- Expansive garden with stone patio, raised decking and outdoor kitchen – designed to entertain
- Utility room, downstairs WC and gym space
- Brand new carpets soften every step and underfloor heating throughout provides a gentle warmth underfoot

Size  
Approx 4121.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
G





# STONE

## Let's *Talk*

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