

STONE



Shagbrook RH2

£700,000

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

————— *The Stone Family*



Shagbrook occupies an enviable position within the sought-after setting of Reigate Heath, offering the rare combination of generous apartment living and a lifestyle immersed in some of Surrey's most attractive countryside.

This executive split-level apartment feels remarkably house-like in its proportions, with a thoughtful layout that provides both space and separation across its beautifully presented accommodation. The heart of the home is an impressive living space, filled with natural light and offering ample room for entertaining, relaxing and everyday family life.

The split-level design creates a sense of character and individuality rarely found in modern apartments, while the elegant finish throughout ensures the property feels ready to move straight into and enjoy from day one.



A separate kitchen diner provides a sociable setting for everything from weekday breakfasts to relaxed weekend suppers with friends. Well-appointed and practical, it is a room designed for modern living, where cooking, dining and conversation naturally come together.

The apartment offers three genuine double bedrooms, each thoughtfully proportioned and versatile enough to accommodate family, guests or home working requirements. The principal bedroom benefits from excellent space and comfort, while two well-finished bathrooms add convenience and flexibility for busy households.

Throughout the property, attention to detail is evident in the quality of presentation and finish. The interiors strike a pleasing balance between contemporary style and timeless appeal, creating rooms that feel both elegant and comfortable. It is a home that lends itself equally well to professional couples, downsizers seeking space without compromise, or families looking for a peaceful setting within easy reach of excellent amenities.

Outside, the lifestyle offering becomes even more compelling. Residents enjoy the benefit of private parking, a garage and beautifully maintained communal grounds that provide a wonderful sense of openness and greenery. Mature landscaping and established planting create an attractive backdrop throughout the seasons, extending the feeling of space well beyond the apartment itself.







Life at Shagbrook is defined by its exceptional setting on the edge of Reigate Heath, one of Surrey's most cherished stretches of open countryside. Morning walks across the heath, weekend cycles through the surrounding lanes and evenings watching the changing light across the landscape become part of everyday life. The nearby historic windmill and expansive heathland contribute to the area's distinctive rural character, while the neighbouring golf course remains a much-loved local feature.

Despite its peaceful surroundings, the property is exceptionally well connected. Reigate town centre lies just a short distance away, offering a vibrant mix of independent boutiques, cafés, restaurants and everyday conveniences. Reigate railway station provides services towards London, while the wider road network offers convenient access to the M25, Gatwick Airport and the South East, making the area particularly appealing to commuters seeking a balance between town and country living.

Families are especially well served, with a selection of highly regarded schools in and around Reigate, contributing to the area's enduring popularity. Local favourites include the historic market town atmosphere of Reigate High Street, traditional pubs such as The Black Horse and the characterful Bull's Head, alongside countryside destinations such as the renowned Skimmington Castle overlooking the heath. Residents also enjoy easy access to Priory Park, Reigate Hill, numerous walking and riding routes, sporting clubs and the thriving social scene that has made Reigate one of Surrey's most desirable places to call home.

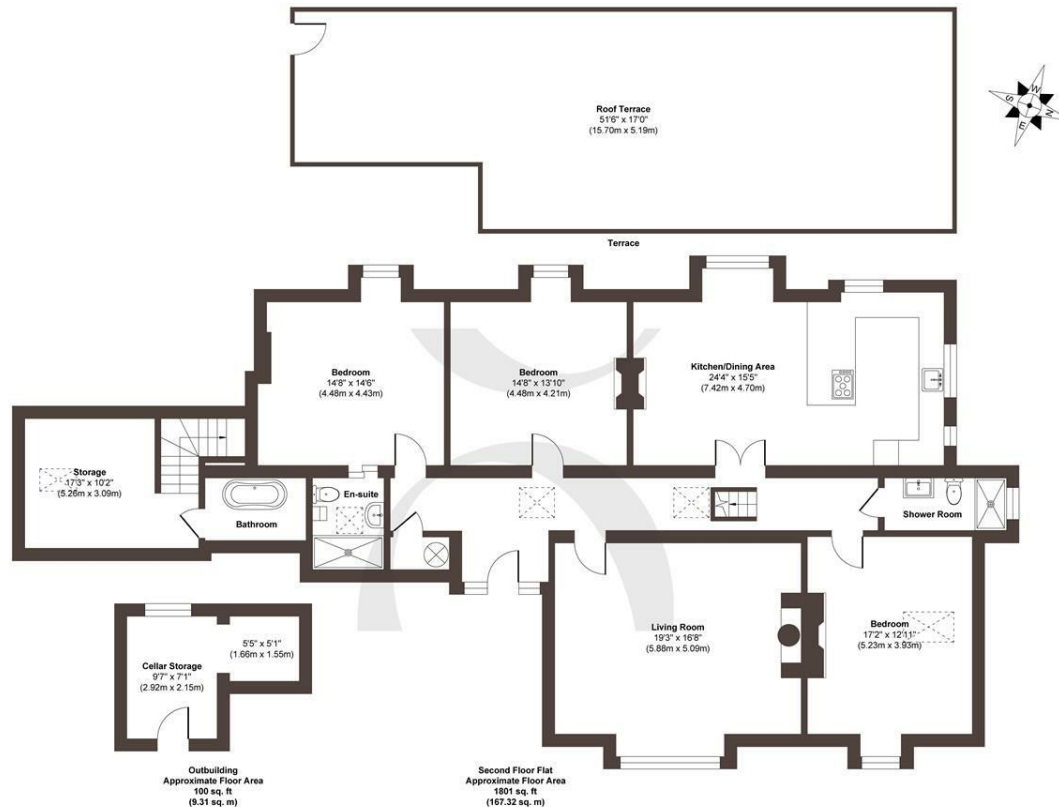






The Details

- Executive split-level apartment in the highly desirable Reigate Heath setting
- Three generously proportioned double bedrooms and two contemporary bathrooms
- Impressive dual-aspect living space designed for both entertaining and everyday living
- Separate kitchen diner providing a sociable and practical heart of the home
- Beautifully presented throughout with high-quality finishes and move-in-ready interiors
- Private parking, garage and access to beautifully maintained communal grounds
- Surrounded by exceptional countryside, with Reigate Heath, walking routes and golf course nearby
- Conveniently located for Reigate town centre, highly regarded schools, mainline rail services and the M25
- Share of freehold with a long 938 year lease
- Service charge: £2250 annual - £187.51 paid monthly



Approx. Gross Internal Floor Area 1901 sq. ft / 176.63 sq. m (Including Outbuilding)

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

Produced by Elements Property

STONE

Energy Performance Certificate (EPC)

Band E

Council Tax Band

D



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