STONE



Park Lane RH2

Offers over £1,875,000

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

The Stone Family





Occupying one of Reigate's most prized positions, directly opposite Priory Park with far-reaching views towards the North Downs and an exceptional outlook across the neighbouring rugby and cricket grounds, this is a home defined as much by its setting as by the house itself.

There is something immediately appealing about the approach to this handsome 20th century home. Set behind a landscaped driveway, its white-rendered ground floor, tile-hung elevations and collection of gables give the house a characterful façade, with glimpses towards the North Downs appearing beyond. An adjoining single garage provides additional parking or storage, while inside, a wide entrance hall sets a welcoming tone, complete with beautifully preserved herringbone parquet flooring underfoot.

The main reception room is particularly generous, filled with natural light and centred around an elegant mantel and Stovax woodburning stove. An open archway draws the eye through to a more intimate snug at the rear, where a broad picture window frames the garden and a door opens directly onto the patio. It is an easy arrangement for family life: spacious to gather together on occasions, but with distinct corners to retreat to.

The kitchen and dining room forms the natural heart of the house. Cream solid tulip wood cabinetry runs in an L-shape beneath granite worktops, finishing with a sociable breakfast bar, while a bank of pantry cupboards provides plenty of practical storage. The dining area sits beside large windows and doors overlooking the garden, with a brick fireplace, oak mantel and log burner creating a particularly inviting corner for a morning coffee or a book by the fire. A separate utility room is tucked conveniently behind the kitchen.



Beyond the doors, the garden unfolds in stages, and its scale and views are one of the property's greatest assets. A substantial patio catches a mixture of sunshine and shade throughout the day, with ample room for long lunches, barbecues and summer entertaining. A small pergola marks the transition to the first broad lawn – plenty of space for children to play, while offering considerable scope for those with a passion for gardening.

Further down, steps and a winding pathway lead through a wonderfully productive section of the garden, passing a smart Hartley Botanic greenhouse and vegetable beds before emerging onto a second lawn. Mature trees give the garden a leafy, established feel, while a substantial store at the far end takes care of the practicalities. It is the sort of garden that offers something different with every season.

Upstairs, the principal bedroom makes the most of the home's verdant setting, with a triple aspect looking into the surrounding treetops. To the rear is a generous dressing area with fitted wardrobes and a charming window seat, leading through to a luxurious en-suite shower room with twin basins. A second bedroom has its own en-suite and views across the garden, while two further double bedrooms share the well-proportioned family bathroom.

For all the space within the house and garden, it is the position that makes this such an unusual proposition. Park Lane offers a tranquil, leafy setting while placing some of Reigate's greatest assets remarkably close at hand – a combination that makes everyday family life here particularly appealing.











Directly opposite is Priory Park, with a gate directly opposite providing access. Its landscaped gardens, woodland walks, duck pond, viewpoint and extensive playground make it an easy extension of home, whether for an early morning walk, an afternoon with the children or coffee and something freshly baked at the park café.

From the park there are excellent walking and jogging routes to Reigate Heath (and its historical Skimmington Castle pub) and beyond, including along the Greensand Way. The neighbouring cricket pitch, tennis club and rugby grounds add to the area's strong sense of local life, while Reigate Grammar School, Reigate St Mary's and Dunottar are among the well-regarded schools close by.

A short stroll along the lane leads into Reigate's historic town centre, where independent boutiques and restaurants sit alongside familiar high-street names, cafés and much-loved pubs. Reigate railway station is within easy walking distance and provides connections to London, Reading and Gatwick, while the town's road links make journeys further into Surrey and beyond straightforward.

Head in the opposite direction and the landscape changes remarkably quickly. Within around five minutes by car, the streets give way to rolling fields, country lanes and the villages surrounding the North Downs and Surrey Hills. It is this balance that defines the location: Priory Park almost on the doorstep, Reigate within walking distance and open countryside only minutes away.











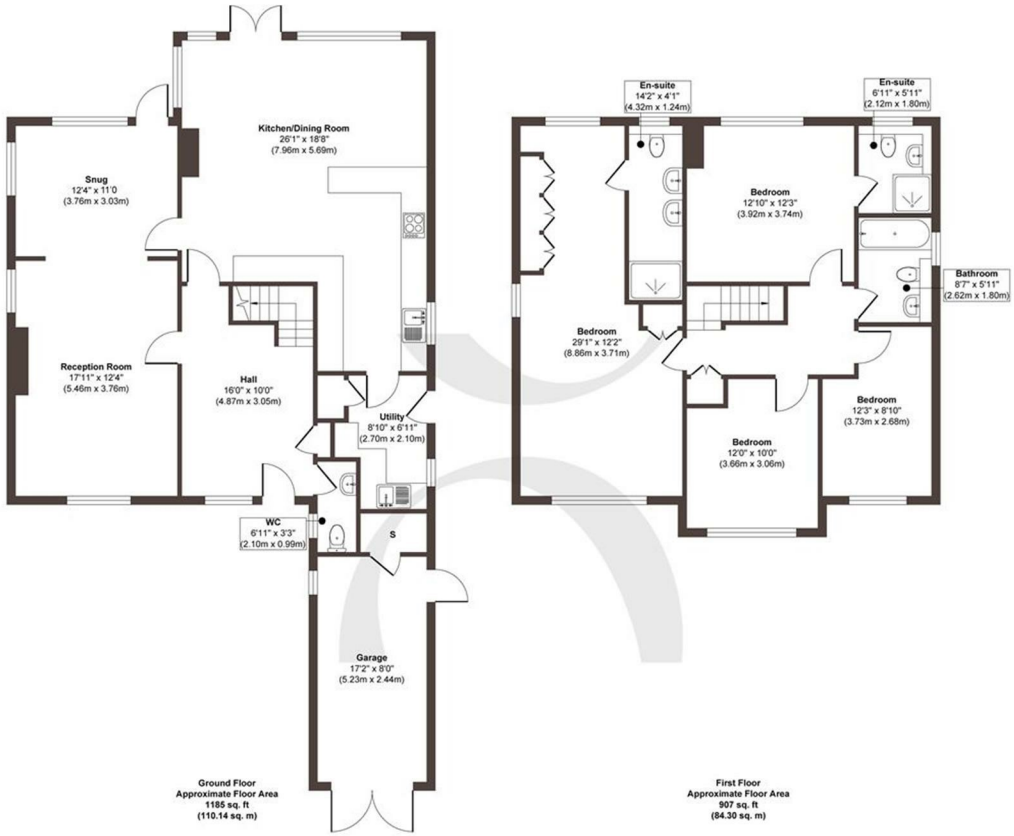

Approx. Gross Internal Floor Area 2105 sq. ft / 195.58 sq. m (Including Garage)

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

Produced by Elements Property

STONE

The *Details*

- *Handsome detached mid-century family home with far reaching views towards the North Downs*
- *Exceptional position opposite Priory Park, with access directly opposite*
- *Reigate's historic high street, independent boutiques, restaurants, cafés and pubs all within a short walk*
- *Generous, light-filled reception room flowing through to a garden-facing snug with an impressive picture window*
- *Sociable open plan kitchen and dining space with a characterful brick fireplace and garden access*
- *Large patio offering a mix of sun and shade, perfectly placed for summer dining, barbecues and entertaining*
- *Enchanting, generously proportioned garden unfolding through lawns, mature planting, vegetable beds and a greenhouse*
- *Impressive triple-aspect principal suite with leafy views, a dedicated dressing area, window seat and luxurious en-suite*
- *Three further double bedrooms, including a second en-suite, alongside a generous family bathroom*
- *Excellent choice of nearby schools, including Reigate Grammar, Reigate St Mary's and Dunottar*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

G

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Let's *Talk*

01737 301 557
hello@stoneestateagents.co.uk
stoneestateagents.co.uk

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