

STONE



*Linden Court, Lesbourne*

£400,000

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

————— *The Stone Family*



**\*\*GUIDE PRICE £400,000 - £425,000\*\***

Tucked away behind beautifully tended, almost park like gardens, this bright and spacious apartment on Lesbourne Road offers a rare and rather irresistible combination: a serene, leafy retreat set discreetly within the vibrant heart of Reigate. It is the sort of home that captures the best of both worlds — the convenience of town-centre living, paired with the gentle calm of a private residence that feels softly insulated from the bustle beyond its gates.

The approach alone sets the tone. Manicured borders, mature shrubs and thoughtfully planned planting create a sense of arrival, while the architecture of the building hints at its generous proportions within. Stepping inside, one is immediately met by the signature elements that distinguish this address: elevated ceilings that add a quiet grandeur, and expansive windows that usher in natural light from dawn to dusk. The effect is immediate and uplifting — an openness that feels as though the building is breathing.

Throughout, the interiors are finished in an elegant, neutral palette, creating a harmonious flow from room to room. It is a scheme that gracefully recedes, allowing future owners the freedom to make their mark, whether through contemporary pieces, heirlooms, statement lighting or art. The apartment holds its own with ease, ready to be dressed up, pared back or layered depending on the season and mood.

The open-plan living space is spacious, yet intuitively arranged which acts as the true centre of the home. The kitchen is quietly sophisticated, with sleek cabinetry and modern fittings that feel both functional and thoughtfully chosen. It connects seamlessly to the dining and sitting areas, creating a versatile expanse perfect for everything from lively dinner parties to slow, easy Sunday mornings. Large windows frame views of the gardens and flood the room with warmth, ensuring the atmosphere remains welcoming throughout the year.



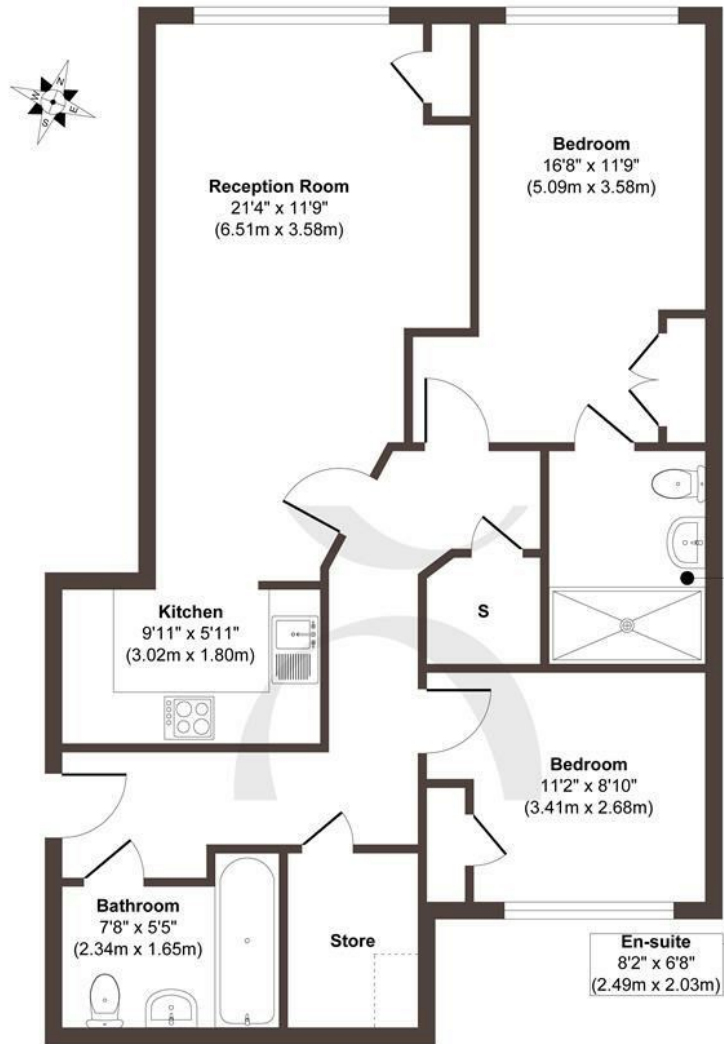
The private quarters are equally well considered. The principal bedroom is a restful sanctuary, generous in scale and enhanced by its own en-suite shower room. Here, contemporary finishes meet quiet luxury, with built-in cabinetry ensuring that every practical need is met without disturbing the room's serenity. This suite encourages lingering weekend lie-ins, a quiet read before bed, or simply the pleasure of waking to soft morning light.

The second double bedroom carries the same airiness and versatility. Perfect as a guest room, it could just as easily be transformed into a home office, a creative studio or a room for younger family members. Its proximity to the well-appointed family bathroom complete with a classic bath which makes it ideal for visitors and lends the apartment an effortless, well-planned functionality.

Beyond its enchanting exterior, Linden Court offers more than just a home – it offers a lifestyle. Picture turning out of the development and strolling down Bell Street, where a tapestry of local shops, cafes, and boutiques await, inviting you to indulge in the vibrant community spirit that defines Reigate.

The picturesque Priory Park sits a stone's throw away, with a modern cafe, large lake and woodland walks. For young families, the convenience couldn't be more enticing. Lesbourne Road is surrounded by a plethora of popular schools, ensuring that education is always within reach. And for the modern commuter, Reigate train station stands a mere 12 minute walk away, promising effortless connections to bustling city life while allowing you to retreat to the tranquil embrace of home at day's end.





**Second Floor**

**Approx. Gross Internal Floor Area 818 sq. ft / 76.08 sq. m**

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

Produced by Elements Property



## The Details

- Guide Price - £400,000 - £425,000
- Offered to the market with no chain
- Allocated parking space
- Second floor apartment with lift access
- Tall ceiling and expansive windows flood the rooms with light
- Open plan living and kitchen space, with sleek modern kitchen
- Two double bedrooms, one with en-suite shower room
- Contemporary bathroom designs
- Ideally situated for convenience, commuting and community
- Beautifully landscaped grounds

Energy Performance Certificate (EPC)

Band B

Council Tax Band

C



STONE

*Let's Talk*

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