

STONE



Gatton Road RH2

£1,950,000

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

————— *The Stone Family*



Along a winding private lane that loops into Reigate Hill, where houses sit back from the road and the pace slows almost instinctively, this is a home that feels considered from the outset — a contemporary, designed build with a confident nod to LA living, yet entirely at ease in its Surrey setting.

The approach sets the tone. A sleek white render, offset by charcoal doors and rooflines, is softened by a landscaped frontage. A magnolia tree anchors the lawn, while a gently curving driveway draws you towards the garage. Inside, the house unfolds laterally, with spaces that prioritise flow and light.

A wide entrance hall offers a proper sense of arrival, finished with tiled flooring and clean lines. From here, the house reveals itself in layers: A study tucked neatly to one side, a downstairs WC discreetly placed, and ahead, a clear sightline through to the kitchen that pulls you inward.

The kitchen is the heart of it. Handless cabinetry reflects the shifting tones of the garden, while the island acts as both anchor and gathering point. Beyond, the room opens into a generous living area, where a feature wall and contemporary fireplace ground the space. In the afternoon, light moves across the room, settling into corners and catching on surfaces.



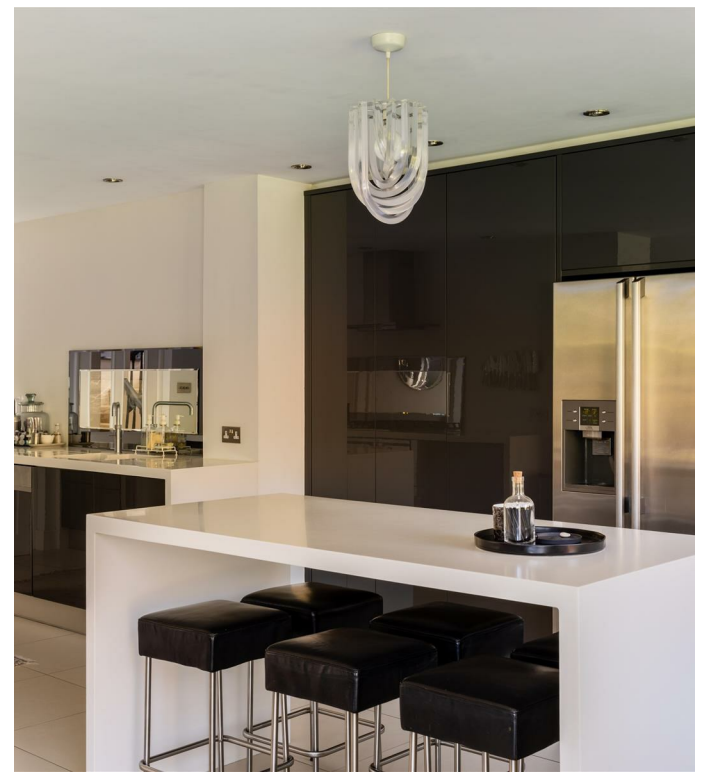
The dining area sits at the centre, positioned in front of expansive sliding doors that deliver a genuine sense of theatre. When opened, the boundary between inside and out disappears. The garden view is framed — bordered by mature trees and beautiful planting, with a broad patio designed for long lunches and late evenings, and a level lawn that invites both play and pause.

There's a secondary reception space too, an enclosed family room that offers a quieter counterpoint. It's the sort of room that comes into its own in the evening, with soft lighting and garden views creating a more intimate setting.

Upstairs, the balance between form and function continues. Five bedrooms are arranged, supported by three well-appointed bathrooms. The principal suite feels particularly generous in scale, with a large ensuite that includes both bath and separate shower, alongside substantial wardrobe space. Double doors open onto a first floor balcony, where the view stretches across the garden and beyond. It's an easy place to start the day, coffee in hand, or to retreat to when the sun loungers call in warmer months.

A second bedroom mirrors this sense of thoughtfulness, with its own ensuite, fitted wardrobes, and shared access to the balcony. The outlook here extends further still, across Reigate Hill — a view that feels both elevated and quietly cinematic.





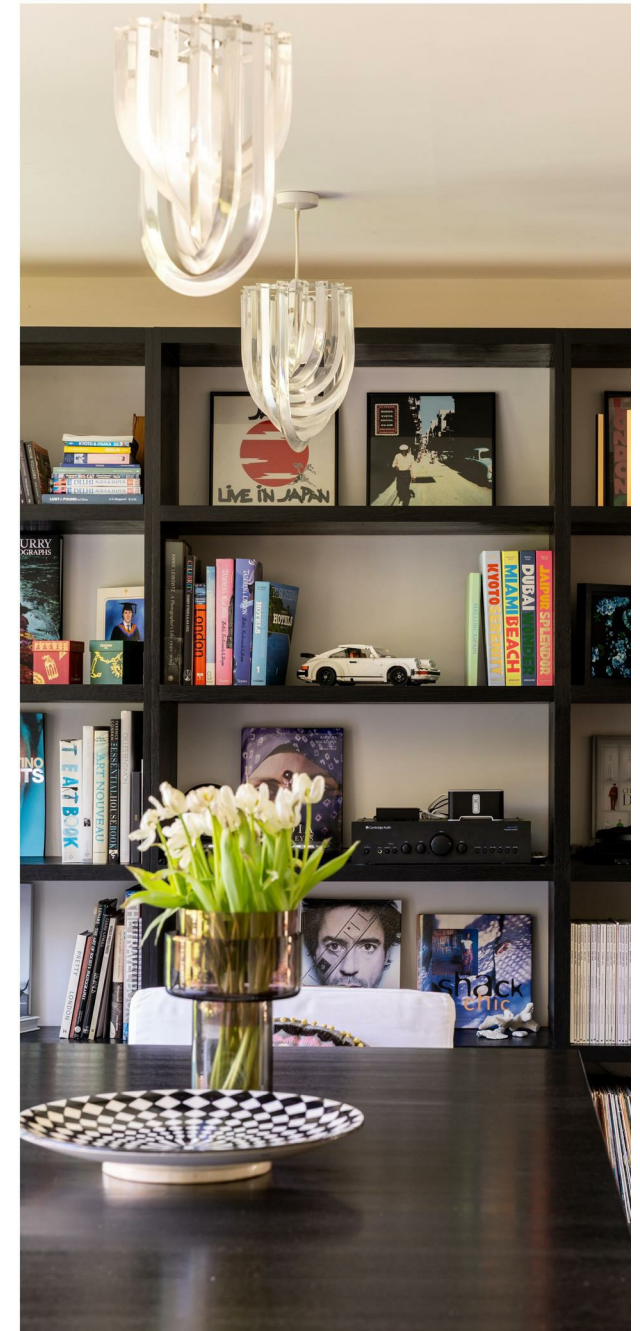


Positioned just off Raglan Road, this private stretch of Gatton Road sits in one of North Reigate's most desirable pockets. The setting is notably green — tree-lined, established, and with a sense of quiet that's increasingly rare. Despite this, the town centre remains within easy reach, offering a strong mix of independent shops, cafés and everyday amenities.

For families, the location is particularly compelling. The area is well regarded for its selection of schools, both state and independent, many of which are within comfortable distance. It's a setting that supports long-term living, where schooling and community are already well established.

Practicality is equally strong. Reigate station sits at the foot of the hill, within walking distance, providing direct links into London and making it a viable option for commuters. Road connections are also straightforward, with access to the M25 and surrounding routes close at hand.

And then there's the landscape itself. Reigate Hill and the wider Surrey Hills offer immediate access to open green space — ideal for walking, cycling, or simply stepping out into something less structured. It's a location that balances convenience with a genuine sense of escape, which is precisely what makes it so consistently sought after.

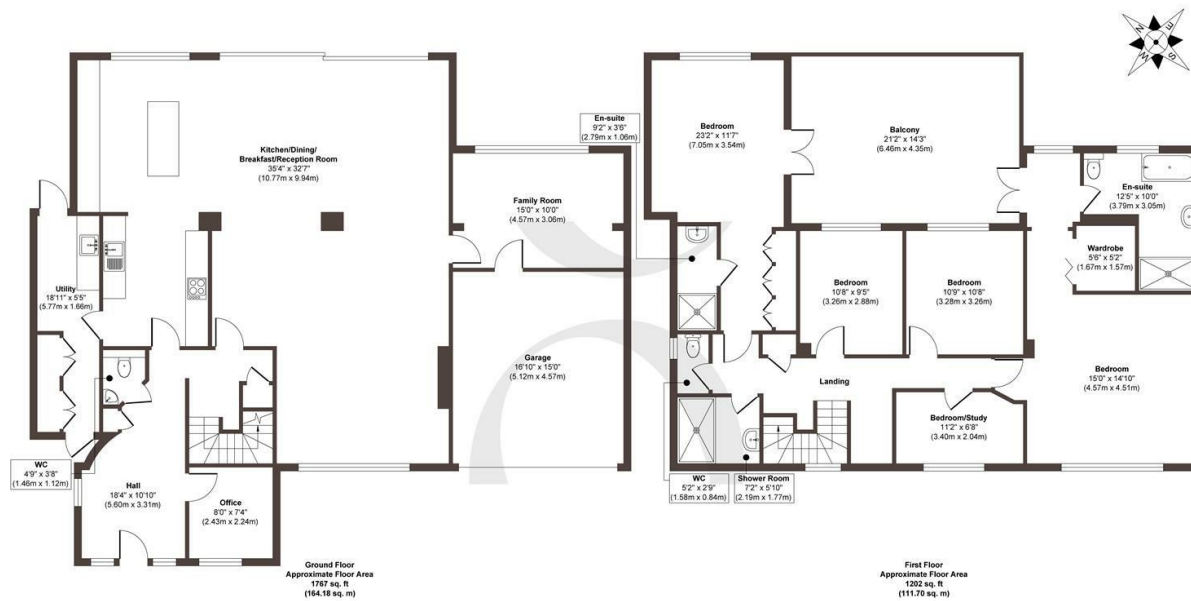






The Details

- Offered to the market with no chain
- Five well-proportioned bedrooms and three bathrooms
- Generous contemporary family home on a landscaped plot
- Architectural influences reminiscent of modern LA living
- Inside, the house is arranged with lateral living in mind, allowing for excellent flow, light, and usability
- Large sliding doors create a seamless connection to the garden
- The landscaped rear garden is bordered by mature trees and includes a generous patio and large lawn
- Two principal bedrooms with en-suites, wardrobes and balcony access, providing far-reaching views across Reigate Hill
- A winding paved driveway leads to the garage



Approx. Gross Internal Floor Area 2969 sq. ft / 275.88 sq. m

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

Produced by Elements Property

STONE

Size
Approx 2969.00 sq ft

Energy Performance Certificate (EPC)
Rating

Council Tax Band
G



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