

STONE



Malthouse Lane RH6

£900,000

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

————— *The Stone Family*



Guide price of £900,000 - £950,000

Set behind double electric gates along the serene Malthouse Lane, this is a house that feels settled within its surroundings. The timber-clad, barn-style exterior draws from the area's agricultural past, sitting comfortably among a collection of similarly considered homes, with tall glazing that adds a striking modern contrast.

The approach is measured. A sweep of driveway, space to arrive and pause, and a sense of separation from the road that immediately shifts the pace. Built in 2018 by Marden Homes, the house carries the reassurance of modern construction, but with a finish that leans towards longevity rather than trend.

Inside, the entrance hall is deliberate, a rooflight overhead brings in a steady wash of natural light, changing subtly throughout the day, increasing the sense of openness. A cloakroom sits just off the hall, neatly positioned for everyday use.

The kitchen/breakfast room is designed around use: Solid wood German cabinetry and granite work surfaces provide a tactile, durable finish, while integrated appliances — double oven, induction hob and Quooker tap — support both quick weekday routines and more considered cooking at the weekends. Doors open directly onto the patio, allowing the room to extend outward in warmer months. A separate utility room, with access to the garage, keeps the practicalities of family life out of sight but within easy reach.

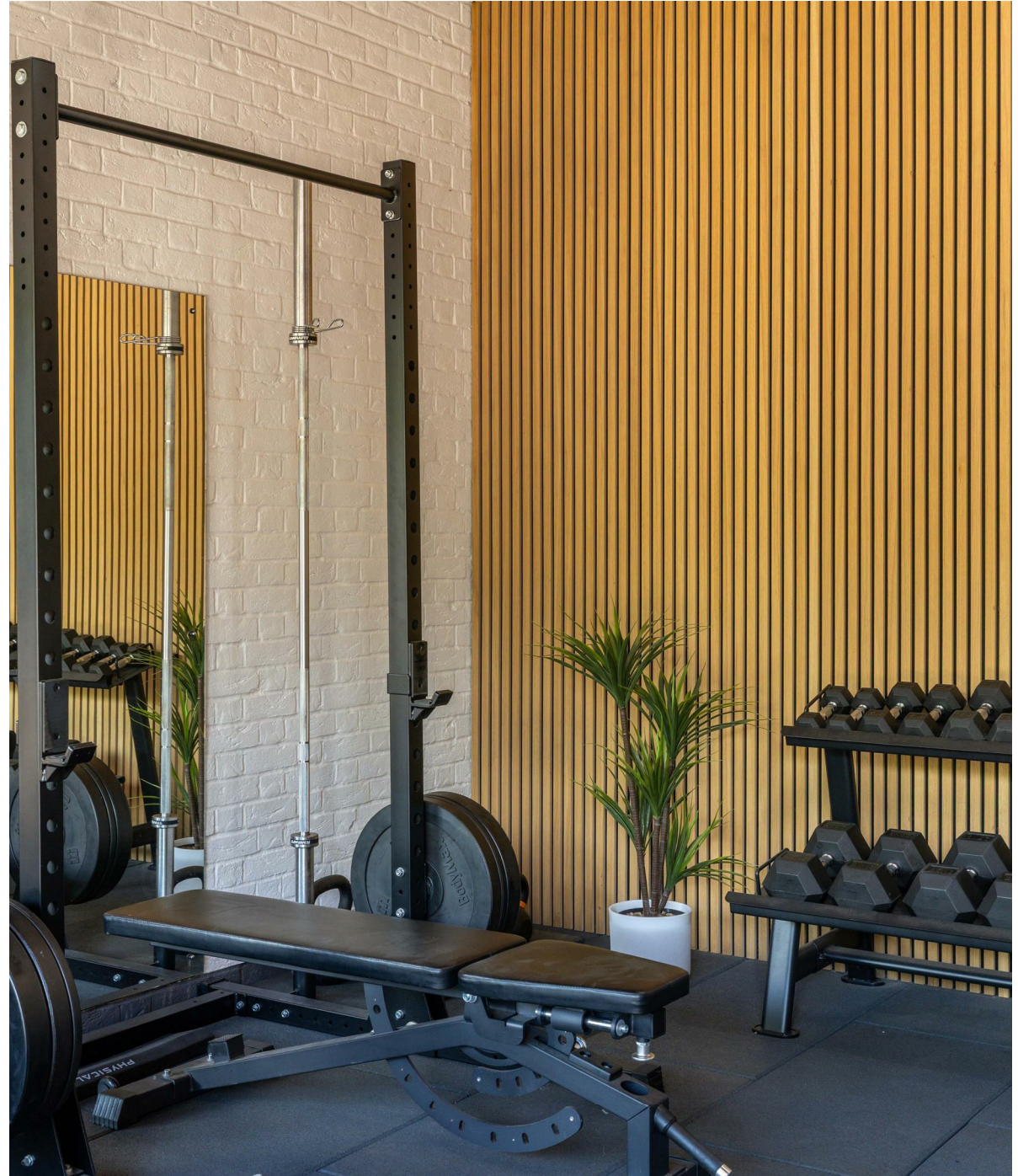


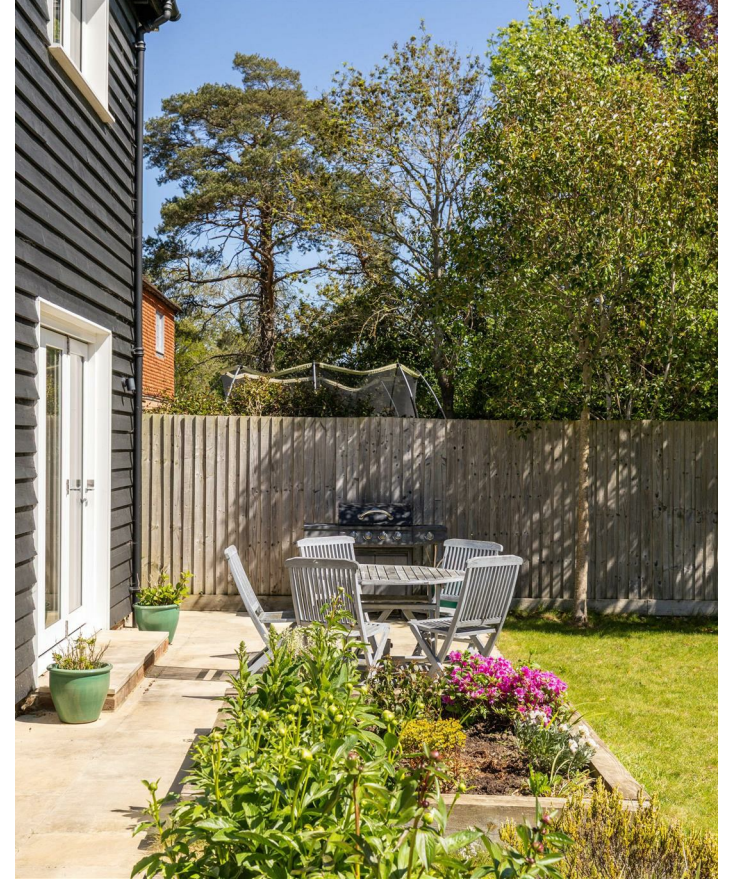
Across the ground floor, there's a natural flexibility. The dining room can be opened up or closed off via double doors, depending on the occasion, and enjoys a clear view onto the garden. The sitting room, dual aspect and well-proportioned, is arranged around light and access, with further doors opening onto the sun drenched garden. Underfloor heating runs throughout, providing a consistent warmth.

Upstairs, the arrangement is both functional and well judged. Three bedrooms overlook the garden, each with a straightforward, calm outlook; one benefits from its own en suite. The principal suite is a private retreat, with a dressing room that allows the bedroom to remain uncluttered, alongside a well-finished en suite. Bathrooms across the house feature quality details, with underfloor heating adding a practical layer of comfort.

The double garage has been adapted to suit current needs — part gym, part storage — but retains its original function with an electric up-and-over door and EV charging point. Additional storage within the roof space adds to its usefulness.

Outside, the garden is oriented to capture the best of the light. South-east facing, it captures light from morning to late afternoon. The lawn is open and usable, bordered by raised beds and structured planting that gives definition without feeling overly designed. A patio wraps around the house, offering different places to sit at different times of day. Side access on both sides keeps movement easy and practical.







Situated within the esteemed community in Meath Green, this residence is part of a beautifully designed collection of luxury houses set amidst picturesque countryside surroundings. Residents will enjoy easy access to a plethora of amenities and convenient transport links, making it a truly desirable place to call home.

Families residing in Malthouse Lane are afforded access to a plethora of educational opportunities, with a diverse selection of both public and private institutions nearby. Notable schools in the vicinity include Meath Green Infant School, Horley Infant School, and Oakwood School.

For those with travel on their agenda, Gatwick Airport is conveniently located just a short drive away, offering domestic and international flights to destinations around the globe. The M25 and M23 motorways are easily accessible, providing swift connections to London and beyond. Additionally, Horley Railway Station offers regular services to London Victoria and Gatwick Airport, ensuring seamless travel for both work and leisure.

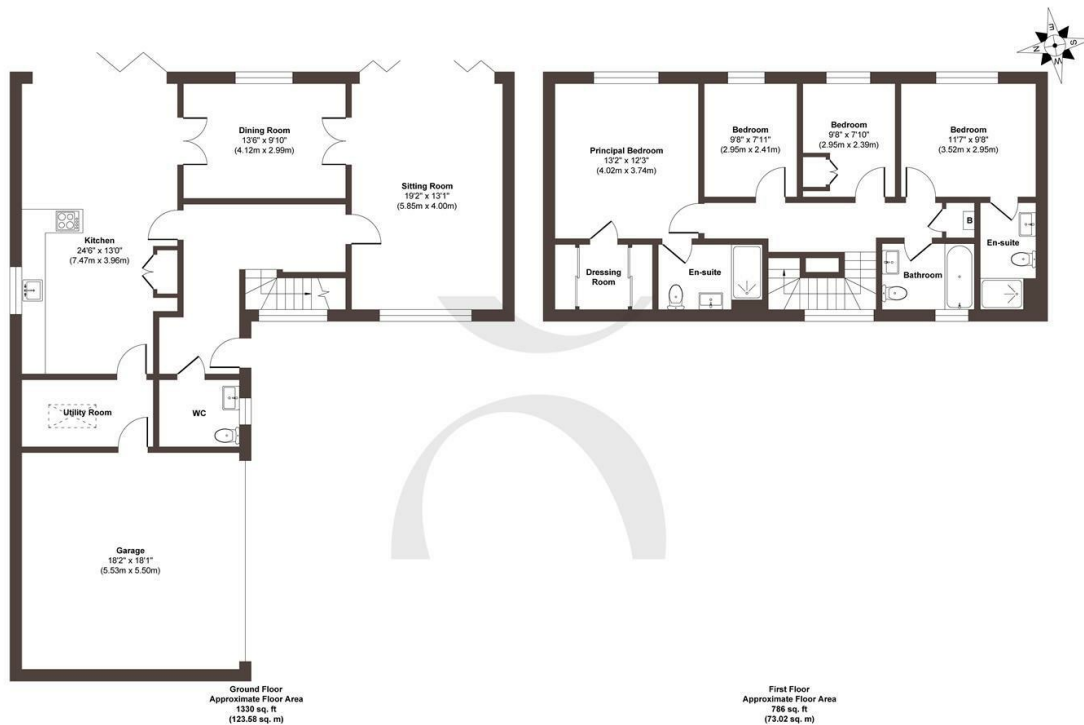
Just a stone's throw away lies the historic town of Reigate, renowned for its charming streets, boutique shops, and array of dining options. Residents can explore the bustling high street, dotted with quaint cafes and independent retailers, or indulge in a culinary adventure at one of the town's many acclaimed restaurants.







The Details



Ground Floor
Approximate Floor Area
1339 sq. ft.
(123.88 sq. m)

First Floor
Approximate Floor Area
786 sq. ft.
(73.02 sq. m)

Approx. Gross Internal Floor Area 2116 sq. ft / 196.60 sq. m (Including Garage)

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

Produced by Elements Property

STONE

- *Timber-clad, barn-style home, built in 2018 by Marden Homes*
- *Detached family home along a serene tree-lined approach*
- *Malthouse Lane is within the desirable Meath Green pocket*
- *Generous driveway with electric gates, garage and EV charging*
- *Beautiful south-east facing garden*
- *Open plan kitchen and family room with garden access*
- *Light, contemporary interiors*
- *Principal bedroom with en-suite and dressing room*
- *With the remaining new build warranty*

Energy Performance Certificate (EPC)

Band B

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