

STONE



male grooming 01737 24 5000

Wash

Lesbourne Road RH2

£550,000

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

————— *The Stone Family*



There is a certain grace to the homes that first anchored a road, and this Victorian residence on Lesbourne Road is no exception. Built in 1864, it wears its history with quiet confidence. The Reigate stone frontage, punctuated by red brick quoins, lends a sense of permanence, while the traditional side entrance hints at the charm within.

Inside, the house reveals itself to be far more spacious than its façade suggests. The front lounge, framed by a tall bay window, is bathed in light and made warm by its cosiness, while the central reception invites gatherings around a carved mantel fireplace, the kind of detail only time can bestow.

A contemporary kitchen and breakfast room brings modern comfort and function into conversation, with sleek cabinetry and a breakfast bar that offers space for morning coffees. There is a convenient downstairs WC. From here, one can step into the private courtyard garden – a south-facing sun trap that hums with possibility, whether for entertaining, pottering among pots, or simply soaking in the day's warmth.

Upstairs, three well-proportioned bedrooms provide both space and serenity, with the principal room large enough to accommodate a future en-suite if desired (stpp). With its modern family bathroom and immaculately maintained interiors, this home is perfectly attuned to contemporary living while holding close its historic heart.









Lesbourne Road lies just moments away, home to Nisou, a favourite for its bistro-style brunches and coffee, alongside a traditional bakery, butchers, barbers, and the beloved Paw Shed, a firm favourite for those with four-legged companions. From here, a gentle stroll leads you to Priory Park, where vast green expanses, a lake, and play areas invite leisurely afternoons and outdoor adventures in every season.

Beyond the park, Reigate's historic high street awaits, a characterful blend of independent boutiques and well-known names. From the aroma of freshly baked bread at Chalk Hills Bakery to browsing the shelves at Oliver Bonas, there is a charm in the balance of the old and new. Restaurants, pubs, and wine bars line the streets, offering a social energy by day and a cosy hum by evening.

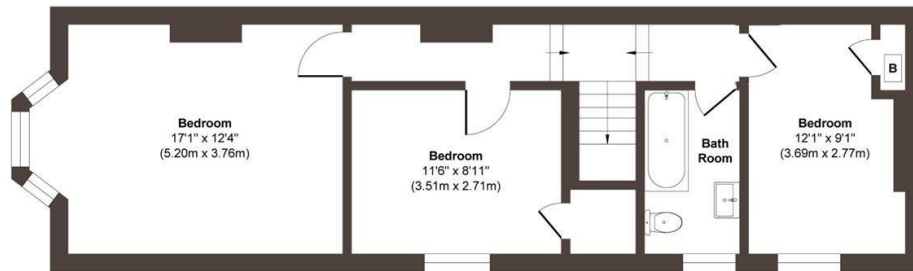
For those seeking practicality as well as pleasure, the location could not be more convenient. Reigate train station is a short walk away, reached by a pleasant stroll up the high street and through the tunnel, offering direct connections into London and beyond. Families will find themselves well placed for an array of nurseries and schools, both state and independent, all within easy reach.

Life here offers not only a beautiful home but also the daily rhythm of Reigate at your doorstep.

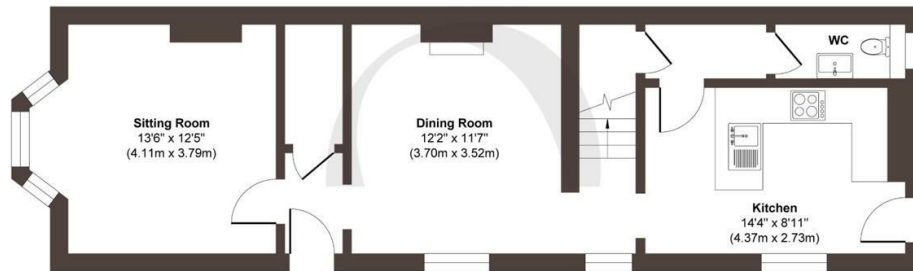








First Floor
Approximate Floor Area
593 sq. ft
(55.11 sq. m)



Ground Floor
Approximate Floor Area
593 sq. ft
(55.11 sq. m)

Approx. Gross Internal Floor Area 1186 sq. ft / 110.22 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

STONE

The Details

- Built in 1864, one of the original homes on Lesbourne Road with historic Victorian character
- Elegant Reigate stone frontage framed with red brick detailing
- Inviting lounge to the front, lit by a tall bay window
- Central reception room with a striking carved mantel fireplace
- Sleek, contemporary kitchen with breakfast bar
- South-facing courtyard garden, perfectly private and bathed in sunlight all day
- Three generous bedrooms, served by a modern family bathroom
- Beautifully maintained interiors blending period charm with modern ease
- Moments from the independent amenities and eateries of Lesbourne Road
- Just a short stroll to Priory Park and Reigate's vibrant high street

Size

Approx 1186.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

D



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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