STONE

Bunce Common Road RH2

Offers over £2,000,000

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

The Stone Family

Set within approximately 9.5 acres of Surrey countryside, The Old Barn is a striking country home combining character, scale and flexibility, all within easy reach of Reigate.

The house is centred around a beautiful vaulted reception hall, with exposed timbers, oak detailing and flagstone flooring setting the tone for the accommodation beyond. A hand made kitchen and breakfast room along with a generous dining room provide excellent everyday and entertaining space, while the ground floor also includes a study, utility room and principal bedroom suite with dressing room and en-suite bathroom.

Upstairs, a magnificent galleried landing leads into one of the home's standout features — a vaulted first-floor sitting room with exposed timber framing, wooden floors and far-reaching views.

Three further bedrooms complete the first floor, all with vaulted ceilings and their own en-suite facilities, creating an exceptionally versatile family home full of warmth and architectural character.

WILD FLOWERS
RESTORED TO GLORY

The outside space is what makes The Old Barn particularly special.

The grounds extend to approximately 9.5 acres, predominantly laid to paddock, and are complemented by an impressive range of equestrian facilities including a substantial barn housing five stables, two tack rooms and a 150ft x 100ft sand school with lighting.

A beautiful listed oak-framed barn offers further versatility for entertaining, garaging, studio space or potentially ancillary accommodation, subject to the necessary consents. There is also a separate granary currently used as an office, together with further barns and storage buildings.

Closer to the house, the enclosed swimming pool and courtyard create a superb outdoor entertaining area, with covered seating overlooking the pool.

For buyers wanting horses, extensive storage, home-working space and a one bedroom annexe, the property offers a rare level of flexibility.

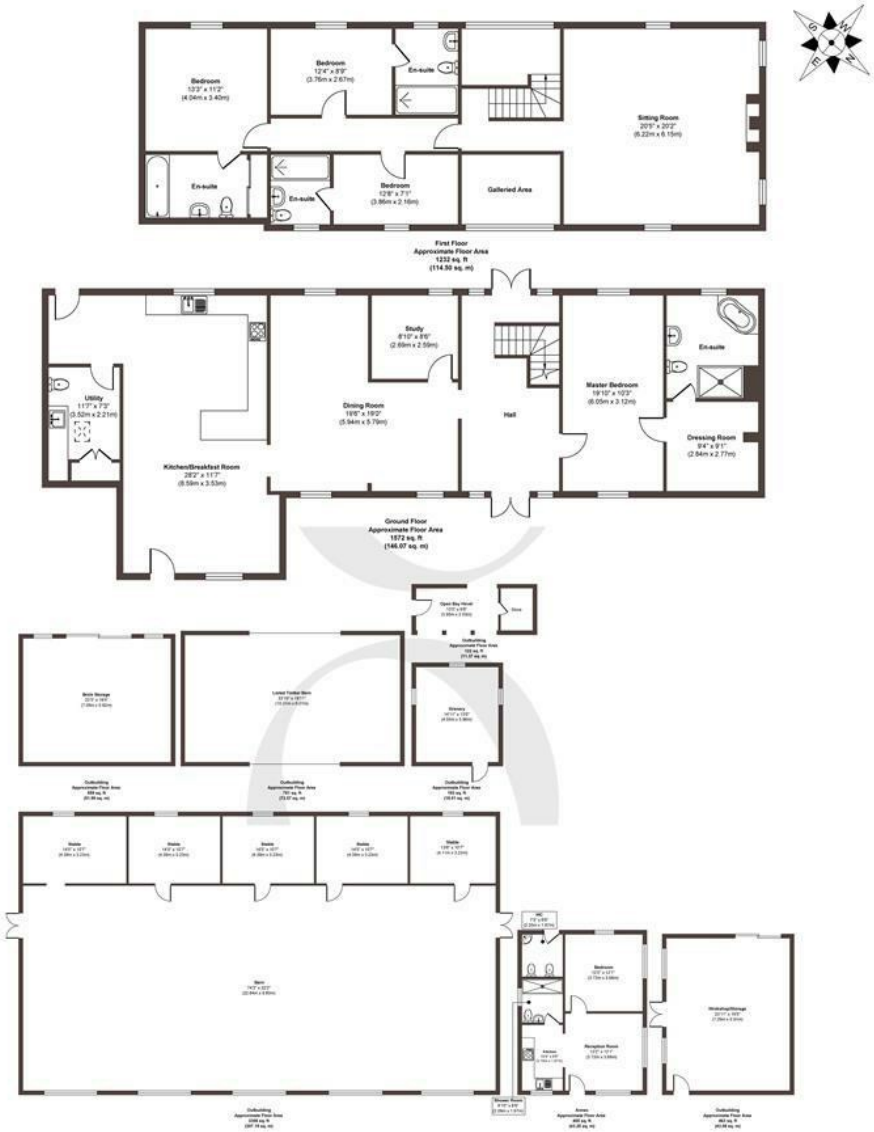
The Old Barn enjoys a peaceful rural setting close to the sought-after village of Leigh, surrounded by open countryside yet conveniently positioned for Reigate and Dorking.

Leigh has a traditional village feel, with local pubs, a village school, cricket club and a strong sense of community, while the surrounding countryside offers excellent walking, riding and access to the wider Surrey landscape.

Reigate is within easy reach and provides an excellent range of independent shops, restaurants, cafés and schools, alongside Priory Park and the North Downs.

The location combines the privacy and space of true country living with the convenience of nearby towns, transport links and everyday amenities — making it particularly well suited to families, equestrian buyers and those looking to escape to the countryside without feeling isolated.

PETERSHAM



Approx. Gross Internal Floor Area 8695 sq. ft / 808 sq. m (Including Annexe/Outbuildings)
Approx. Gross Internal Floor Area 2804 sq. ft / 260.57 sq. m (Excluding Annexe/Outbuildings)
Illustration for identification purposes only, measurements are approximate, not to scale.

STONE

The *Details*

- *Four bedroom country barn with outbuildings, stabling and land that extends to approximately 9.5 acres*
- *Newly renovated swimming pool within courtyard*
- *Large barn with 5 stables leading to a 150ft x 100ft sand school*
- *Additional Granary aswell as a listed barn surrounding the courtyard*
- *Handmade kitchen and fully renovated throughout*
- *Tack room and separate office*
- *Positioned in the popular Leigh village, close to Reigate and Dorking high streets*
- *Approx 5800 sq ft of outbuildings*

Energy Performance Certificate (EPC)
Band

Council Tax Band
E

STONE

Let's *Talk*

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