

STONE



Ringley House, Reigate

£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



There are some roads that have long been regarded as Reigate's finest, where mature trees arch overhead, homes sit comfortably within generous plots and architecture has been designed to stand the test of time. Ringley Park Avenue is undoubtedly one of them.

This handsome Neo-Georgian residence makes an immediate impression. Symmetry defines its elegant red brick façade, where perfectly balanced sliding sash windows frame a classical columned portico, completing a home whose proportions feel as timeless today as when it was built.

The sense of arrival continues indoors. A broad entrance hall draws the eye straight through to the garden beyond, offering a glimpse of the greenery that surrounds the home. Double doors reveal the principal reception room, a wonderfully balanced space where light pours in from two aspects and further doors invite the garden into everyday life. At its heart, an impressive Tudor Revival stone fireplace provides a focal point, its gently arched opening and refined panel detailing lending a quiet sense of craftsmanship that perfectly complements the home's Georgian-inspired proportions.

A second reception room offers an altogether different atmosphere. Framed by large windows and centred around its own stone fireplace, it is a room that adapts effortlessly, whether as a peaceful home office, elegant sitting room or somewhere to retreat with a book at the end of the day.

Designed to mirror the home in style, the kitchen, dining and family room forms the natural gathering place of the house. Shaker cabinetry in soft linen tones is enriched by tongue-and-groove panelling, carved corning and a beautifully detailed mantel framing the range, while stone worktops bring durability and understated elegance. An island with its gently curved breakfast bar encourages conversation over morning coffee, while bespoke cabinetry anchors the family seating area beyond.





The dining space is wrapped in garden views, with doors opening directly onto the terrace, allowing inside and out to become one throughout the warmer months. Practicality has been thoughtfully considered too, with direct access to the study, utility room, integral garage and cloakroom all flowing naturally from this central living space.

Outside, the garden feels every bit as carefully planned as the home itself. A sweeping curved terrace stretches across the rear of the property, creating an effortless setting for long lunches, family celebrations and relaxed summer evenings. Sheltered and wonderfully sunny throughout the day, it is a garden that naturally encourages life outdoors. Broad steps descend to an expansive lawn where mature trees and established hedging provide both privacy and a beautiful green backdrop. Structured box hedging introduces subtle definition, while the generous rear lawn offers endless space for children to play or garden games, with a charming summer house quietly tucked away amongst the planting.

Upstairs, the sense of space continues. Arranged around a generous central landing, five double bedrooms each enjoy an abundance of natural light thanks to thoughtfully positioned windows, with several benefitting from dual aspects that draw sunlight throughout the day. The principal suite enjoys peaceful views across the rear garden, complemented by built-in wardrobes and a spacious en suite featuring both a bath and separate shower. A contemporary family bathroom, complete with twin basins and a generous bath, comfortably serves the remaining bedrooms.







From its sweeping driveway and integral garage to its carefully balanced architecture and beautifully proportioned interiors, this is a home that has been designed not simply to impress, but to be enjoyed.

Nestled amongst some of Reigate's most prestigious residential roads, Ringley Park Avenue enjoys a wonderfully established setting where mature trees, generous gardens and elegant homes create one of the town's most desirable addresses. Redhill Common lies just moments away, offering acres of woodland and open space for morning walks, weekend adventures and everyday escapes into nature.

Reigate's historic market town is within easy reach, where independent boutiques sit comfortably alongside familiar high street favourites. An excellent choice of cafés, restaurants and traditional pubs gives the town its lively yet welcoming character, while Priory Park remains one of Surrey's most cherished green spaces, complete with its ornamental lake, tennis courts and wide open lawns.

Families are particularly well served, with an exceptional choice of highly regarded schools nearby, including Reigate Grammar School, St Mary's Preparatory School and Dunottar School, all within easy reach. Both Reigate and Redhill stations provide regular services to London Bridge, London Victoria, Gatwick Airport, the south coast and neighbouring Surrey towns, while nearby bus routes and excellent road connections make everyday commuting refreshingly straightforward.







The Details

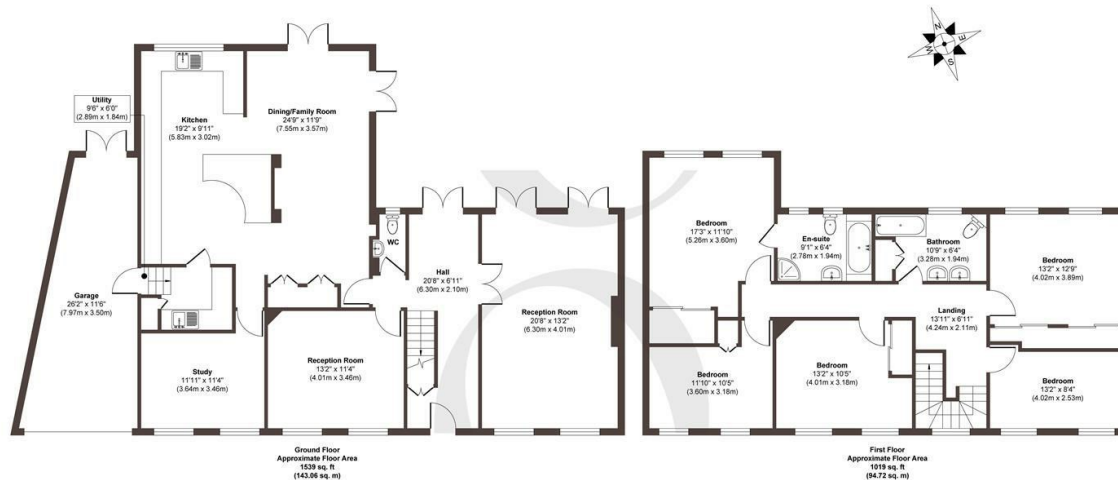
- Under offer pre-market. *SSTC*
- Grand Neo-Georgian architecture with beautifully balanced proportions and timeless kerb appeal
- Dual-aspect reception anchored by a grand Tudor revival fireplace
- Open plan kitchen, dining and family room, with doors opening onto a raised patio area
- Generous established garden framed by mature hedging and trees
- Principal bedroom overlooking the rear garden with fitted wardrobes and a luxurious en suite
- Large traditional windows, designed to maximise natural light throughout the day
- Sweeping landscaped driveway with integral garage
- Conveniently located between Reigate and Redhill, with it's train stations, green spaces and vibrant high streets
- Ideally situated for the area's best schools and Reigate's charming historic high street

Energy Performance Certificate (EPC)

Band

Council Tax Band

G



Approx. Gross Internal Floor Area 2558 sq. ft / 237.78 sq. m

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

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