

STONE



*Cockshot Road RH2*

£1,250,000

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

————— *The Stone Family*



Set along one of Reigate's most established residential roads, this handsome Edwardian house makes an immediate impression. Its attractive red-brick façade, steeply pitched roof and decorative timber detailing speak to the confidence of the era, while a striking architectural window sits proudly at the centre of the upper elevation. Beneath a recessed brick arch, a traditional front door with beautifully preserved stained glass offers a fitting introduction to a home that balances period character with contemporary family living.

To the front, the formal reception room is everything one hopes for in a home of this age: generous proportions, a deep curved bay window drawing in natural light, and finely detailed cornicing and picture rails painted in soft heritage tones. At its heart, a beautifully preserved fireplace creates a natural focal point, framed by a carved painted mantel, iron firebox and decorative tiled surrounds.



The rear of the house reveals a very different mood. Here, the layout opens into a substantial contemporary living space designed around modern family life. The kitchen combines bold cabinetry with steel worktops and exposed timber, creating a look that feels both practical and architectural. A central island naturally becomes the gathering point of the room, whether for weekday breakfasts, evening drinks or catching up over homework. Beyond, the dining area sits beneath large skylights, with bifold doors opening directly onto the garden and blurring the boundary between indoors and out.

Facing south, the garden enjoys sunlight throughout much of the day. Attractive louvred fencing provides a smart backdrop to mature planting, while a beautiful established tree anchors the far corner of the plot. A useful shed provides additional storage.



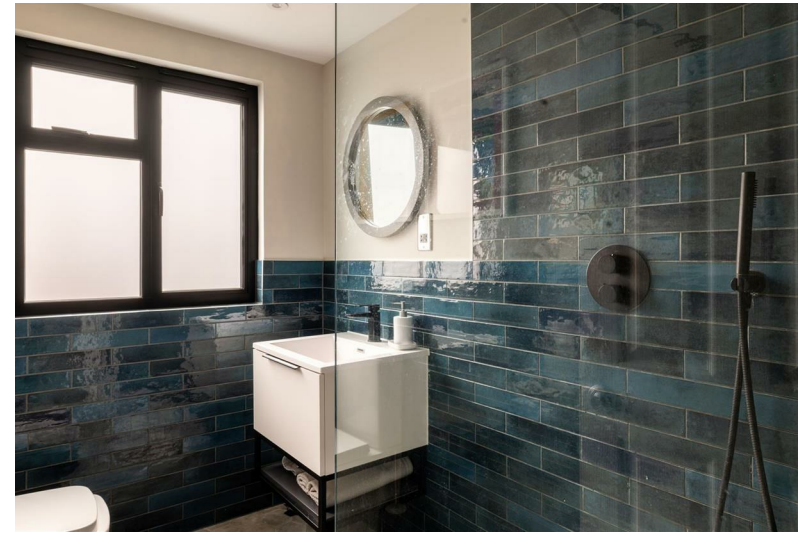
Arranged across two upper floors, the accommodation offers impressive flexibility. The first floor is home to two generous double bedrooms. At the front, a particularly elegant room enjoys views across the characterful street scene, with glimpses towards Reigate Hill beyond, while a decorative tiled fireplace reinforces the home's Edwardian pedigree.

To the rear, a room currently arranged as a cinema space features bespoke cabinetry, shelving and a media wall, though it would work equally well as a substantial bedroom. A contemporary family bathroom serves this floor, finished in a timeless monochrome palette with half-height metro tiling, black hardware, a freestanding bath and a Crittall-style shower enclosure. A separate study provides valuable space for home working, reading or use as a nursery.

The second floor continues the home's thoughtful balance of character and practicality. Two further double bedrooms sit either side of a beautifully designed shower room, where deep blue zellige tiles and a walk-in shower create a boutique hotel feel. The front bedroom is especially memorable. A built-in window seat sits beneath the home's signature architectural window, framing far-reaching views across Reigate's rooftops towards the green slopes of Reigate Hill beyond. It is the sort of spot that quietly becomes a favourite place to start the day.







Life here is as much about the location as it is the house itself. Cockshot Road sits moments from Lesbourne Road, one of Reigate's most cherished local neighbourhoods, where independent shops, everyday conveniences and the much-loved Nisou Café have become part of the daily routine for many residents. Morning coffee, fresh pastries and friendly faces are all within easy reach.

For those who enjoy time outdoors, Priory Park is comfortably walkable from the front door. Its lakes, tennis courts, playgrounds and open green spaces provide somewhere to exercise, unwind or spend time with family, while the wider network of footpaths around Reigate Hill and the North Downs offers endless opportunities for walking and cycling.

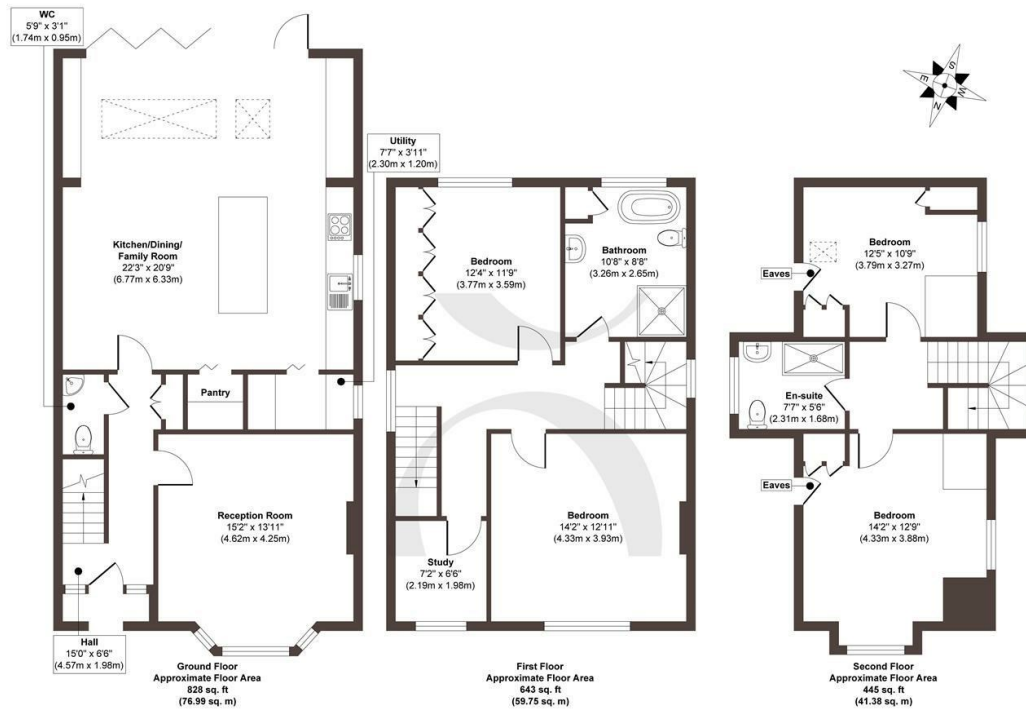
Families are particularly drawn to this part of Reigate for its excellent educational provision, with a number of highly regarded state and independent schools nearby. Reigate's historic High Street is also within walking distance, offering an appealing mix of independent boutiques, restaurants, cafés and national brands. For commuters, Reigate Station provides services to London, while excellent road connections via the M25 place Gatwick Airport, Heathrow and the wider South East within convenient reach.







# The Details



**Approx. Gross Internal Floor Area 1916 sq. ft / 178.12 sq. m**

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

Produced by Elements Property

STONE

- A handsome five bedroom Edwardian detached house
- A formal front reception room is flooded with natural light, with original features
- Contemporary open plan kitchen, dining and living space
- Bifold doors open directly onto the south-facing garden
- A pantry and utility room are neatly concealed off the kitchen
- A character staircase, with a discreet cloakroom thoughtfully tucked away
- Principal first floor bedroom features a beautiful tiled fireplace
- Two beautifully designed modern bathrooms
- The front second-floor bedroom enjoys a charming window seat positioned beneath the architectural feature window, framing far-reaching views across to Reigate Hill
- Driveway parking for one vehicle completing the picture

Energy Performance Certificate (EPC)

Band F

Council Tax Band

E



STONE

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