

STONE



Rectory Lane RH3

£1,750,000

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

The Stone Family



There is something deeply evocative about a home with a history—and few carry their narrative so gracefully as the former village school in Rectory Lane, Buckland. First established in 1822, the school became the beating heart of the parish, its present-day building raised in 1862 to welcome the growing roll of pupils from across the area. For more than a century, its bell marked the rhythm of village life before the school finally closed in the early 1980s. Today, it stands as a private residence, its past woven into every beam, arch, and stone.



Architectural character has been preserved with a sympathetic eye: the proud spire still points skyward, the original bell remains in place, and a charming dormer porch with timber supports continues to frame the entrance. Even the distinctive arched pediment doorways are intact, lending the home an unmistakable sense of gravitas and heritage. Inside, the lofty ceilings and exposed beams speak of generations gone by, while the addition of a glazed entrance brings a contemporary lightness. The beauty of this conversion is its freedom from the formal constraints of a Grade II listing—inviting the next custodian to shape the interiors into a truly personal, modern family home without losing the integrity of its story.







Tucked between the historic market towns of Reigate and Dorking, Buckland sits nestled at the bottom of the Surrey Hills, where everything moves at a more considered pace.

Just a short stroll away is a real local treasure: Buckland Deli. Housed within a handsome stretch of period shopfronts, this independent café and shop is a popular stop for freshly brewed coffee and artisan treats. In warmer months, its beautifully planted rear garden becomes a coveted lunch spot, dappled with sunlight and filled with chatter from locals and passing cyclists.

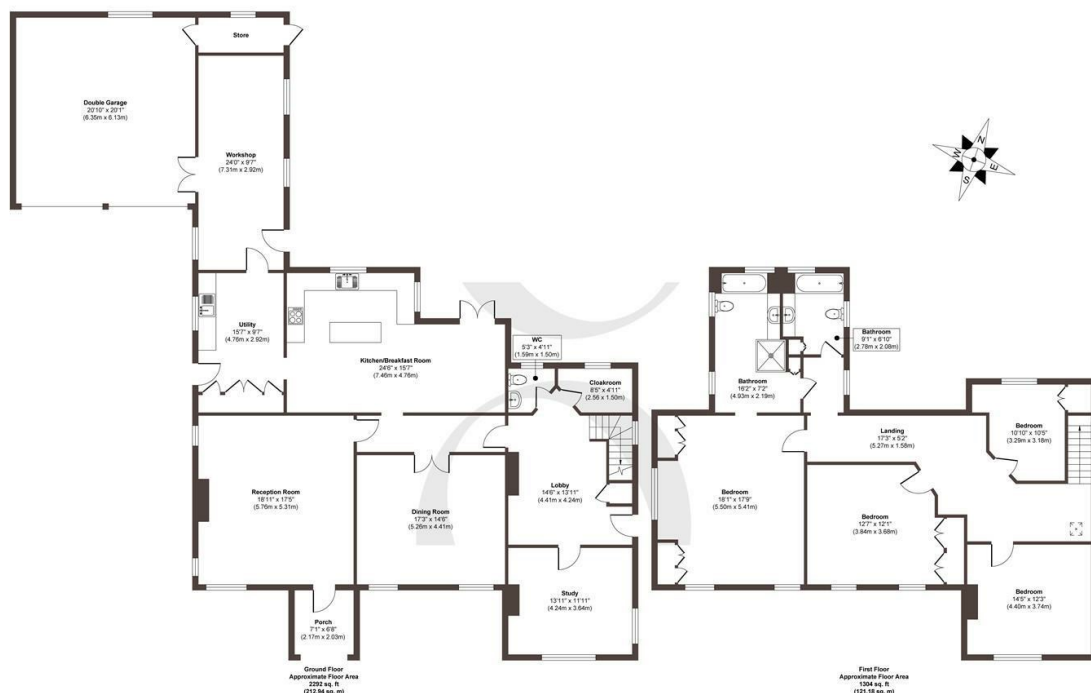
Buckland offers immediate access to National Trust walks and open spaces - but despite its rural feel, Buckland is brilliantly connected. Reigate is just down the road with its boutique high street, restaurants, and train station offering links into London in under an hour. To the west, Dorking offers its own charm with antique shops, wine bars, and a direct line to the capital.

Families are well served by excellent state and independent schools in the area, including Reigate Grammar, Dunottar and several Ofsted outstanding-rated primaries. Meanwhile, the proximity to the A24, M25 and Gatwick Airport adds to the ease of access for those travelling further afield.









Approx. Gross Internal Floor Area 3596 sq. ft / 334.12 sq. m (Including Garage & Workshop)

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

Produced by Elements Property

STONE

The Details

- *Elegant glass entrance door blending tradition with contemporary design*
- *Lofty ceiling heights creating bright and voluminous living spaces*
- *Rich heritage with a 160+ year legacy at the heart of Buckland's community*
- *Potential to create a spacious family home with bespoke layout option*
- *Not listed, offering creative freedom for interior redesign and extension*
- *Surrounded by open countryside and the Surrey Hills AONB*
- *Village community atmosphere with historic charm and natural beauty*
- *Within reach of excellent local schools, both state and independent*

Size
Approx 3596.00 sqft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
G



STONE

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