

STONE



Slipshoe Street 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*



Old Sweeps House is a home that inspires curiosity from its passers by. Tucked behind its garden walls on historic Slipshoe Street, this Grade II listed house has stood here in one form or another since the 14th century, evolving gently through the centuries into a deeply characterful family home.

Saved from demolition in 1959 by the current owners, it has since been restored with enormous care and respect. There is a reassuring honesty to the house; centuries-old timbers, uneven lines and vaulted ceilings sit comfortably alongside practical family spaces designed for modern life. Inside, the atmosphere is warm and a little theatrical.

Sunlight moves across exposed beams and textured plaster walls, while the generous proportions of the reception rooms make the house feel unexpectedly calm and adaptable. The double-aspect sitting room, with its fireplace at the centre, is made for winter evenings and long conversations, while the dining room has the easy formality of a house that has entertained for generations. At the rear, the snug feels altogether more relaxed, for winding down with a film or a book. The kitchen breakfast room, opens directly onto the terrace and gardens beyond, encouraging life to spill outdoors through the warmer months. The utility space sits at one end, plumbed in and ready to conceal should a new custodian wish to.



Upstairs, the principal bedroom is perhaps the most memorable room in the house. The remarkable vaulted ceiling and crownpost roof speak to the building's medieval origins, yet the room itself feels restful rather than grandiose. The additional bedrooms and bathrooms are arranged with the practicality expected of a long-established family home, offering flexibility for guests, children or working from home.

The gardens are every bit as compelling as the house itself. Wrapped in old walls and thoughtfully divided into a series of intimate outdoor rooms, they reveal themselves gradually through charming doorways and pathways. The South West-facing front garden, designed by renowned landscape designer Nic Howard, delivers waves of colour and texture throughout the summer, yet retains the softness and informality of a true cottage garden. It is remarkably peaceful here — particularly given that the very centre of Reigate is only moments away.







Slipshoe Street itself is one of Reigate's most atmospheric addresses — a narrow, historic lane lined with timber-framed and tile-hung buildings that hint at the town's medieval past. Believed to have formed part of the original market area before 1728 and traditionally linked to the Pilgrims Way, it remains one of the few places in the town where old Reigate still feels entirely intact. Connecting Nutley Lane with the western end of the High Street, it has a distinctly tucked-away quality despite being so central.

Life here revolves around walkability. Within a few minutes are independent coffee shops, well-regarded restaurants, boutiques and familiar high street brands, alongside local favourites including The Blue Anchor pub with its sun-drenched garden, the Pilgrim Brewery and the cricket green. Priory Park is nearby for morning walks, tennis or weekend picnics, while Reigate's surrounding countryside and nearby beauty spots provide endless opportunities to get outdoors.

For families, the area is particularly well served, with an excellent selection of highly regarded state and independent schools nearby including Reigate Parish Church Primary, Reigate School, Dunottar, Reigate Grammar School and Micklefield. Reigate station is within walking distance, offering direct services into London Bridge and Victoria, while nearby road connections via the M25 and A25 make travel across Surrey and beyond refreshingly straightforward.







The Details



Approx. Gross Internal Floor Area 2462 sq. ft / 228.80 sq. m

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

Produced by Elements Property

STONE

- Grade II listed medieval home dating back to circa 1360
- Positioned on one of Reigate's most historic, picturesque streets
- Linked to the western end of the high street, with everything the area has to offer within walking distance
- Four bedrooms and three versatile reception spaces
- Stunning principal bedroom with vaulted ceiling and en suite
- Exceptional walled cottage gardens designed for year-round interest, including a south west-facing front garden designed by renowned landscaper Nic Howard
- A rare opportunity to own a genuine piece of Reigate history
- Off street parking

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

G



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