



*Batts Hill RH2*

£1,000,000

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

————— *The Stone Family*



There's a particular rhythm to life on Wray Common — slower, more considered — and Mill House sits right at its heart, quietly positioned beside the windmill that has watched over this patch of Reigate for two centuries. Approached via a discreet cul-de-sac, the house feels both part of the landscape and slightly set apart from it; a Victorian property with presence.

This is a home for someone who values setting as much as structure — a house with history, but also with the flexibility to shape what comes next.

The entrance hall sets the tone — wide, welcoming, and anchored by a log burner, with a character staircase rising alongside. It's a space that invites pause rather than procession. From here, the family room offers a more intimate setting, centred around a stone mantel with traditional iron firebox, while bespoke shutters temper the light and provide privacy without closing the house in.

To the rear, the mood shifts. A vaulted sitting room opens up towards the garden, drawing in light throughout the day and offering a natural gathering space that feels connected to the outside. The study, set slightly apart, looks onto greenery — a calm, practical room for work or reading.

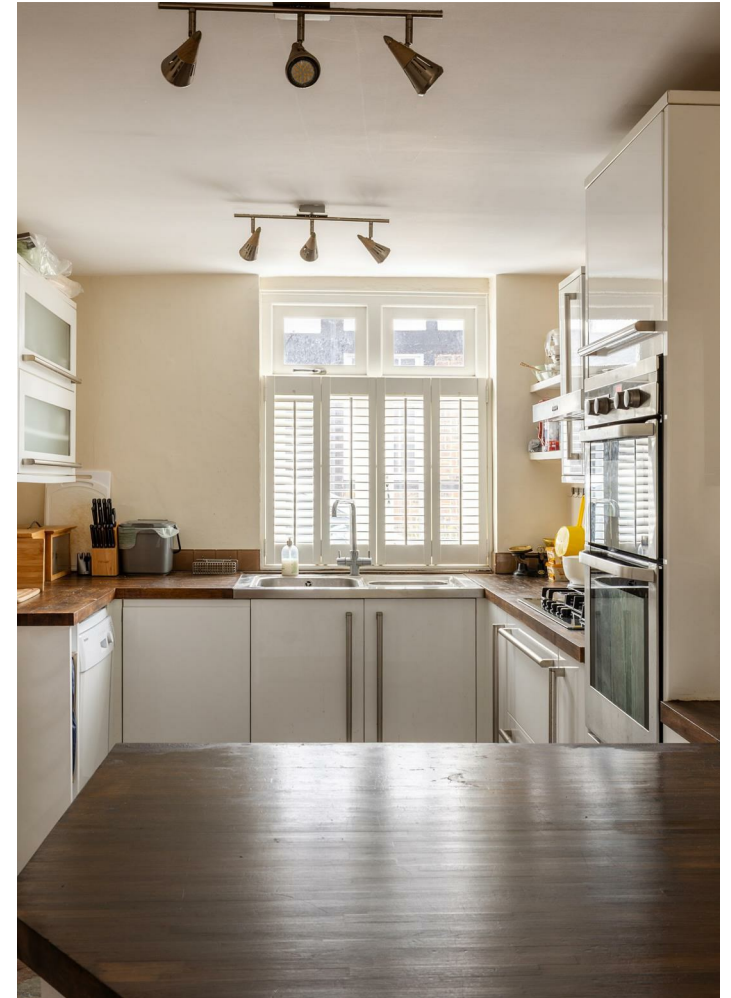


The kitchen and dining area is sociable without being overstated; a breakfast bar loosely divides the space, while an ornate Victorian tiled fireplace provides a focal point that quietly nods to the home's heritage. Double doors lead out to the garden, making this the natural centre of daily life. Beyond, a well-considered utility space keeps the practicalities tucked away, along with a downstairs WC and additional garden access.

Upstairs, the accommodation is flexible rather than prescriptive. The principal bedroom opens onto a generous balcony — an elevated vantage point where the windmill comes into view between the trees, a reminder of the setting without overwhelming it. A second bedroom benefits from its own ensuite, while the remaining rooms offer scope to adapt — whether as bedrooms, a nursery, dressing room or workspace. The family bathroom is straightforward and well-appointed, with both bath and shower.

Externally, the house continues to offer more than expected: off-road parking, a double garage, and an outbuilding that lends itself to a range of uses — studio, storage, or something more ambitious. The garden is a highlight - bordered by mature trees offer privacy, its Southerly aspects floods with sunlight, and the verdant lawn offers scope for gardening, entertainment or play.







What sets Mill House apart, though, is not just the house itself, but its relationship with its surroundings. The windmill next door — a Grade II\* listed structure dating back to 1824 — is both a landmark and a neighbour, its presence grounding the property in the long history of Wray Common.

Wray Common itself is designated as a conservation area, and it shows. The streets are lined with mature trees and substantial Victorian homes, with a sense of continuity that's increasingly rare. Despite sitting directly on the common, Mill House maintains a level of privacy that feels considered rather than contrived — open enough to enjoy the setting, but sheltered from it when needed.

For day-to-day life, Reigate offers a strong balance. The town centre is within easy reach, with independent shops, restaurants and cafés alongside the practical essentials. Commuting is straightforward, with Reigate and Redhill stations providing regular services into London, and the M25 close enough to be useful without being intrusive.

Families are well served by a selection of well-regarded schools in both the state and independent sectors, while green space extends far beyond the common itself — from Priory Park to Reigate Hill, offering walking routes, open views and a sense of countryside that's never far away.







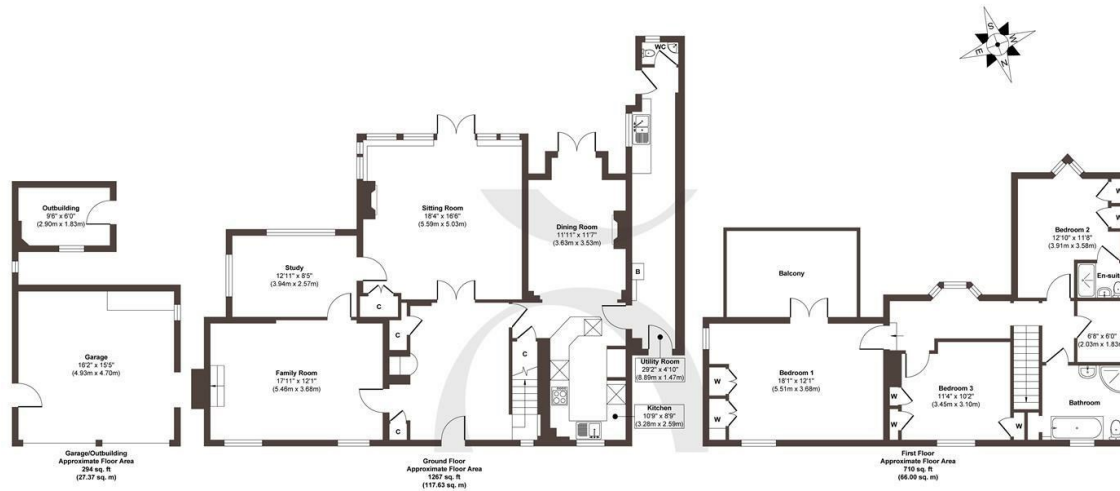
## The Details

- Characterful four bedroom Victorian property within a quiet cul-de-sac
- Neighbouring the famous, beautiful Wray Common Windmill, this is "Mill House"
- Inside, the house unfolds laterally, with a sense of ease that's often missing from homes of this era
- Brimming with original character and timeless charm, with original fireplaces and exposed beams
- Generous, private garden with South facing aspect
- With a private driveway, double garage and outbuilding
- Potential to create your dream home in a unique setting

Size  
Approx sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
F



**Approx. Gross Internal Floor Area 2271 sq. ft / 211.00 sq. m (Including Garage/Outbuilding)**

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

STONE



STONE

*Let's Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved