

STONE



*Gatton Road RH2*

Offers over £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*



Approached along the quiet sweep of Gatton Road, one of Reigate's most distinguished private addresses, this remarkable home immediately sets a tone of understated grandeur. Occupying a substantial wing of a magnificent Gothic-style Victorian mansion, it offers the rare pleasure of living within history, while enjoying all the ease and refinement of a meticulously refurbished modern residence. Set on the favoured north side of town, the house enjoys an elevated position and far-reaching south-westerly views that lend a wonderful sense of light, space and calm throughout the day.

Inside, the architecture is nothing short of captivating. An ornate original staircase rises elegantly through the house, its craftsmanship a daily reminder of the building's heritage, while exquisite leaded light windows scatter colour and softness across the interiors as the sun moves across the sky. The proportions are generous and confident, yet never overwhelming, with nearly 4,800 square feet arranged to suit both grand entertaining and intimate family life. Recent refurbishment has been carried out with discernment and respect, pairing period detail with contemporary comfort, and introducing a palette of nurturing, natural tones that feels quietly luxurious and timeless.



Upstairs, the sense of serenity continues. Five beautifully proportioned bedrooms are arranged to provide both privacy and flexibility, making the home equally suited to family life and hosting guests. Natural light pours into each room, enhancing the calm, neutral palette and creating spaces that feel restful and refined. Four bathrooms serve the upper floor, two of which are en suite, offering a welcome note of luxury and convenience. These private retreats have been designed with comfort in mind, balancing period character with contemporary finishes to create rooms that feel both elegant and effortlessly liveable.

Step outside and the experience becomes even more enchanting. The garden, extending to approximately 0.33 acres, is a rare and precious asset in such a prime location. Well maintained and wonderfully private, it offers a broad sweep of lawn and mature planting that creates a feeling of seclusion and serenity. There is ample space for entertaining under the open sky, children's play, or the creation of a personal garden sanctuary, whether that be a kitchen garden, a quiet corner for contemplation, or a place to host summer gatherings that stretch long into the evening.

Life here unfolds at an unhurried, gracious pace. Mornings might begin with coffee by a tall window, the view stretching out across treetops and rooftops towards the Surrey Hills, while afternoons invite long lunches, reading, or working from home in surroundings that inspire calm and focus. Evenings are made for gathering: rooms that once hosted Victorian soirées now provide a handsome setting for modern dinner parties, celebrations and family occasions, imbued with a sense of occasion that newer houses can rarely replicate.







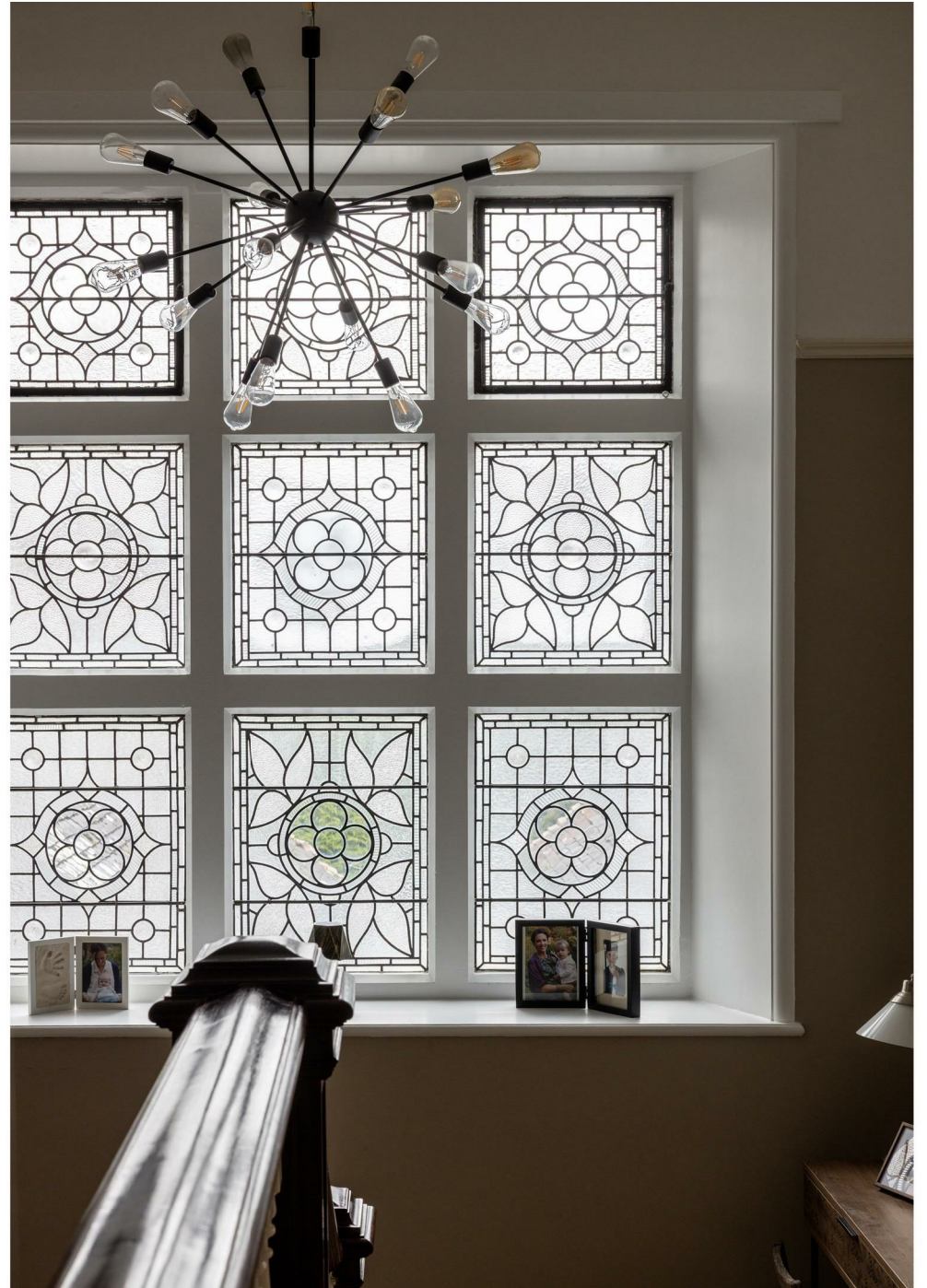
Nestled near the foot of the North Downs, this peaceful residence boasts scenic surroundings with Gatton Park on its doorstep. Despite its serene setting, Gatton Road is only minutes from the vibrant heart of Reigate, a historic market town known for its charming mix of independent shops, boutiques, and cafes.

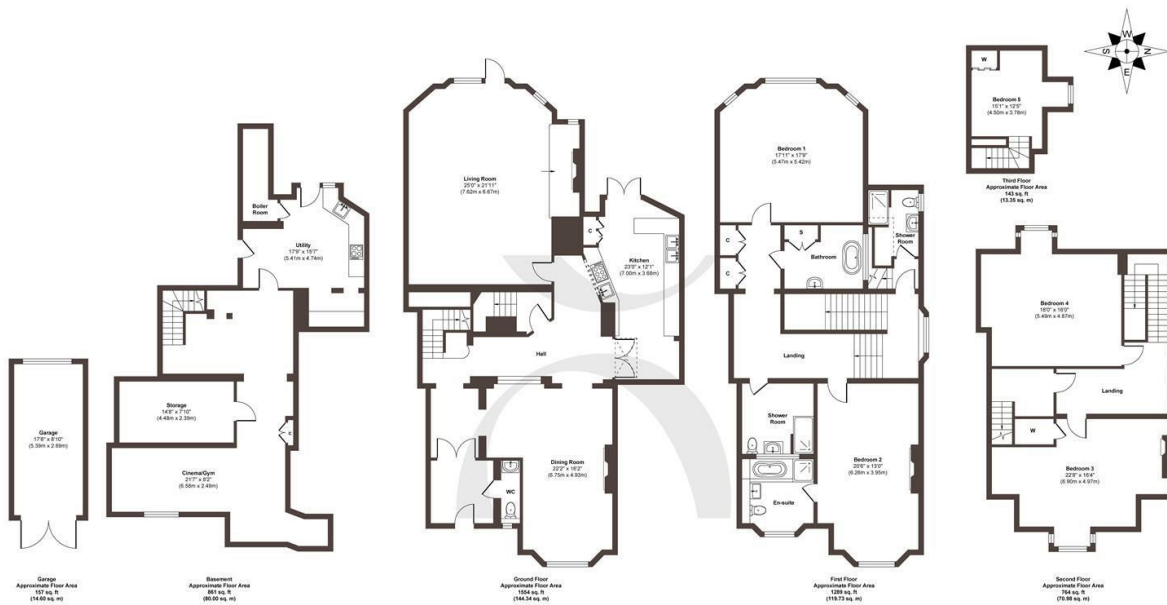
For families, the area is particularly appealing, with an excellent choice of highly regarded state and independent schools nearby, including Reigate Grammar, Dunottar, Royal Alexandra and Albert School and Reigate School. Outdoor life is equally well catered for, with Reigate Hill, Priory Park and the wide open spaces of the Surrey Hills Area of Outstanding Natural Beauty all within easy reach, offering year-round opportunities for walking, cycling and quiet moments in nature.

Despite its tranquil setting, Gatton Road is superbly connected. Reigate station provides direct services into London, making the daily commute refreshingly straightforward, while excellent road links via the M25 and A23 place Gatwick Airport and the wider South East within easy reach. It is this rare combination of privacy, connectivity and access to green space that makes this corner of Reigate so consistently sought after.









**Approx. Gross Internal Floor Area 4768 sq. ft / 443.00 sq. m (Including Garage)**

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

Produced by Elements Property

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## The Details

- Two parking spaces available and a garage
- Panoramic south-westerly views across surrounding greenery
- Impressive original ornate staircase forming a striking centrepiece
- Stunning leaded light windows filtering natural daylight throughout
- Calm, nurturing neutral tones used across the interiors
- Generous reception spaces ideal for entertaining and family life
- Approximate plot size of 0.33 acres
- Five well-proportioned bedrooms arranged for privacy and flexibility
- Prestigious wing of a grand Gothic-style Victorian mansion

Size  
Approx 4786.00 sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
G



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