

STONE



Bunce Common Road RH2

Offers over £2,000,000

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

The Stone Family



Set within approximately 9.5 acres of Surrey countryside, The Old Barn is a striking country home combining character, scale and flexibility, all within easy reach of Reigate.

The house is centred around a beautiful vaulted reception hall, with exposed timbers, oak detailing and flagstone flooring setting the tone for the accommodation beyond. A hand made kitchen and breakfast room along with a generous dining room provide excellent everyday and entertaining space, while the ground floor also includes a study, utility room and principal bedroom suite with dressing room and en-suite bathroom.

Upstairs, a magnificent galleried landing leads into one of the home's standout features — a vaulted first-floor sitting room with exposed timber framing, wooden floors and far-reaching views.

Three further bedrooms complete the first floor, all with vaulted ceilings and their own en-suite facilities, creating an exceptionally versatile family home full of warmth and architectural character.



The outside space is what makes The Old Barn particularly special.

The grounds extend to approximately 9.5 acres, predominantly laid to paddock, and are complemented by an impressive range of equestrian facilities including a substantial barn housing five stables, two tack rooms and a 150ft x 100ft sand school with lighting.

A beautiful listed oak-framed barn offers further versatility for entertaining, garaging, studio space or potentially ancillary accommodation, subject to the necessary consents. There is also a separate granary currently used as an office, together with further barns and storage buildings.

Closer to the house, the enclosed swimming pool and courtyard create a superb outdoor entertaining area, with covered seating overlooking the pool.

For buyers wanting horses, extensive storage, home-working space and a one bedroom annexe, the property offers a rare level of flexibility.







The Old Barn enjoys a peaceful rural setting close to the sought-after village of Leigh, surrounded by open countryside yet conveniently positioned for Reigate and Dorking.

Leigh has a traditional village feel, with local pubs, a village school, cricket club and a strong sense of community, while the surrounding countryside offers excellent walking, riding and access to the wider Surrey landscape.

Reigate is within easy reach and provides an excellent range of independent shops, restaurants, cafés and schools, alongside Priory Park and the North Downs.

The location combines the privacy and space of true country living with the convenience of nearby towns, transport links and everyday amenities — making it particularly well suited to families, equestrian buyers and those looking to escape to the countryside without feeling isolated.







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Let's *Talk*

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