

STONE



Oakhill Road RH2

£650,000

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

————— *The Stone Family*



Set quietly along Oakhill Road, one of Reigate's most established and characterful addresses, this is a house with unmistakable presence and enormous potential. Rich in craftsmanship and layered with history, it now awaits a new chapter, one defined by thoughtful refurbishment, careful restoration and a sensitive approach to its original detailing. For those drawn to homes with depth and authenticity, it offers a rare opportunity to revive something truly special.

From the moment you step through the front door, the house makes its intentions clear. The reception room is generous and atmospheric, anchored by an open fireplace that once formed the heart of daily life and could do so again with ease. Handmade wood carvings frame the space, their detail a testament to skilled workmanship that would be costly to replicate today. Built-in cabinetry remains, lending both charm and practicality, though the room as a whole would benefit from updating. With considered restoration, this could become an elegant yet inviting living space, a room for evenings by the fire, quiet afternoons with a book, and intimate entertaining.

Flowing through from the reception room, the diner kitchen reveals the soul of the house. Much of the original woodwork has been preserved and remains intact, including a delightful built-in cabinetry. While the kitchen is ready for renewal and modernisation, the framework is already there: solid, characterful and full of possibility. With imagination and careful design, this space could be transformed into a warm, functional kitchen-dining room that balances period charm with contemporary living.

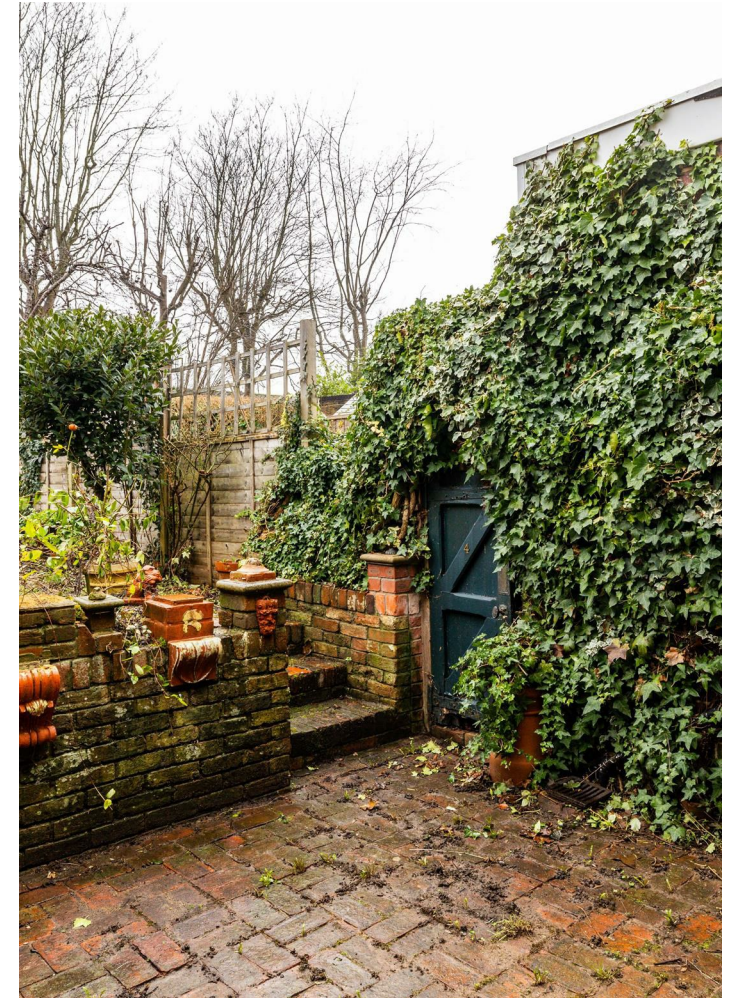


From here, doors open directly onto the west-facing garden. Narrow in shape but rich in potential, it benefits from afternoon and evening sunlight, making it an ideal candidate for gentle landscaping and considered planting. With attention and vision, it could become a tranquil outdoor room — a private space for pots, climbers, and evening drinks as the light fades over neighbouring rooftops.

Upstairs, the house continues to reveal both its need for refurbishment and its enduring appeal. Two well-proportioned double bedrooms offer calm, restful spaces, ready to be refreshed and reimagined. The main bedroom is particularly notable, paired with a bathroom wrapped entirely in woodwork. Though in need of renovation, it has the makings of something quite special — a cocooning, almost spa-like retreat once carefully restored.

Importantly, planning approval has recently been granted by the council for a ground floor rear extension, a raised roof ridge, a new rear dormer and the addition of a garden room. Offering a clear and compelling opportunity to extend and enhance the house without the uncertainty or delay of the planning process.







Oakhill Road occupies a setting that perfectly complements the home itself — residential and peaceful, yet moments from the vibrancy of Reigate town. The area is sought after for its blend of period architecture and community feel, with Lesbourne Road just a short stroll away. Here, residents enjoy the ease of local amenities, from the traditional butcher and barbers to the much-loved Nisou Bistro, whose intimate, welcoming atmosphere has made it a neighbourhood favourite.

Families are particularly well-served by this location. Highly regarded schools, both state and independent, lie within easy reach, including Reigate Parish, Reigate St Mary's Prep, Reigate Grammar, and Holmesdale. Priory Park, with its sweeping lawns, lake, and pavilion café, provides a natural retreat within walking distance, while Reigate Hill offers exhilarating walks with expansive views over the Surrey countryside.

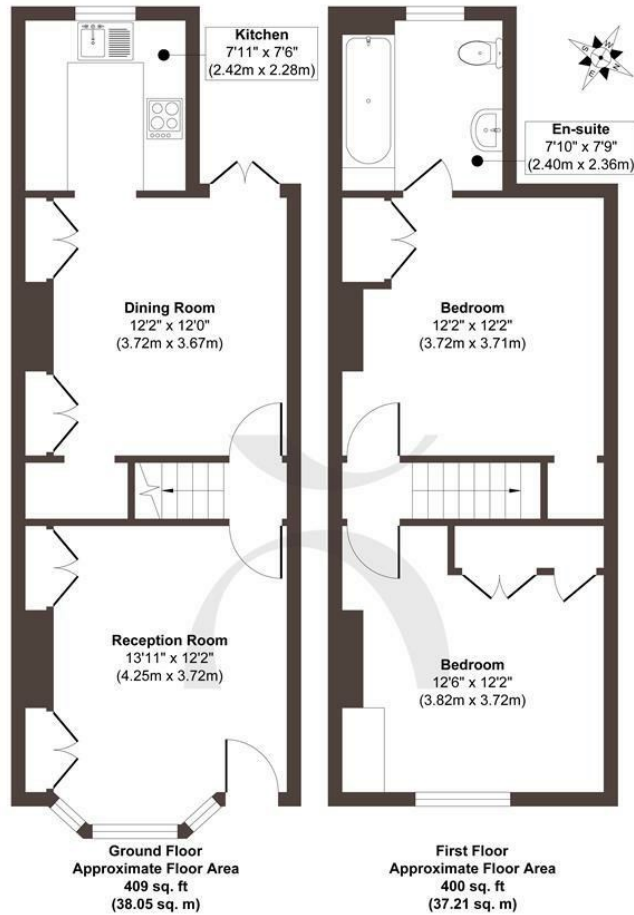
Commuters will find transport connections effortless, with Reigate station offering swift links into London, and the M25 and Gatwick Airport accessible within minutes by car. At the same time, the town's historic high street — with its independent shops, cafés, and restaurants — ensures that life here retains a sense of character and charm. Oakhill Road delivers not just a home, but a lifestyle: rooted in heritage, and perfectly positioned in the heart of Reigate.







The Details



- Chainfree!
- Planning permission granted for a double storey extension
- A rare opportunity to refurbish and restore a property rich in original detail
- Beautiful Victorian two bedroom home
- Two characterful reception spaces
- Generous west-facing garden
- Two well-proportioned double bedrooms
- Handcrafted wood carvings throughout the house
- Approved planning drawings available upon request
- Viewing is highly recommended

Energy Performance Certificate (EPC)

Band D

Council Tax Band

D

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