STONE



Yardley Close RH2

£1,400,000

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

The Stone Family



Approached along a quiet cul-de-sac, this house is a confident, double-fronted brick form framed by established planting.

It draws on the best of 20th century architecture — wide, lateral proportions, generous windows, and rooms made for living rather than circulation. The frontage is generous, with a driveway and a broad sweep of garden that sets the tone.

The central hall is wide, welcoming, and anchored by a practical WC — before opening through double doors into the main reception space. This is the heart of the house: expansive, well-lit, and grounded by a substantial brick fireplace that gives the room weight. There's an easy flow here, with an adjoining playroom, and direct access out to the garden.

There is a separate reception, currently arranged as a dining room, where wide windows draw in green views and shifting light. The kitchen keeps to a more traditional plan, with a defined breakfast area and adjoining utility room — practical, well-connected, and with its own external access for the everyday essentials. The integral garage sits alongside, offering clear potential for reconfiguration should a future owner want to rethink the ground floor footprint.



Upstairs, the proportions hold steady. Four double bedrooms are arranged with a sense of balance, each benefiting from good light, considered storage, and leafy outlooks. The principal suite stands out, with dual-aspect windows that bring the outside in throughout the day, and an en suite shower room that keeps things self-contained. A well-sized family bathroom serves the remaining rooms.

The garden is where the house quietly excels.
South-west facing and notably wide, it captures the best of the afternoon and evening light, shifting in tone as the day moves on. Mature trees provide a natural boundary, creating a sense of enclosure without heaviness, while the lawn offers a simple, usable expanse — the kind of space that adapts easily to both everyday use and larger gatherings.

Positioned in the heart of North Reigate, Yardley Close is a discreet cul-de-sac just off a well-regarded residential road — quiet by design, yet firmly connected. It's the sort of setting where neighbours know one another, and traffic is limited to those who live there.








THIS WAY
TO THE
SNACKS
FISH
of the
DAY
FINGERS



For families, the area is well-served by a number of respected schools, both state and independent, all within easy reach. Reigate itself has long been valued for its balance of strong education options and a genuinely community-led feel, making it a practical as well as aspirational place to settle.

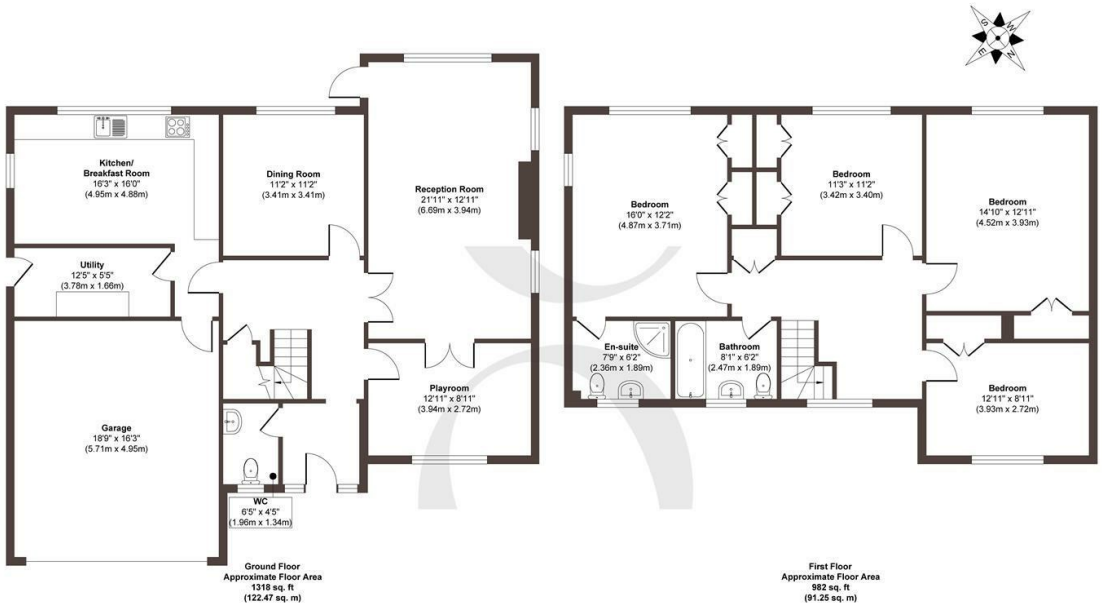
Connectivity is straightforward. Reigate station is within walking distance, offering regular services into London, making the daily commute entirely manageable without relying on the car. Locally, the presence of independent spots like Beryl and Pegs café adds character — somewhere to anchor a morning routine or a slower weekend.

Green space is woven into daily life here. From nearby parks to the wider expanse of Reigate Heath and Priory Park, there's no shortage of places to walk, run or simply step away from the pace of things. Combined with a strong mix of independent shops, restaurants and everyday amenities in the town centre, the area manages to feel both well-equipped and distinctly local.









Approx. Gross Internal Floor Area 2300 sq. ft / 213.72 sq. m

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

Produced by Elements Property

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The *Details*

- *Found within a quiet cul-de-sac off of a desirable North Reigate residential road*
- *Immaculate, neutral interiors, with the opportunity to reconfigure the kitchen*
- *Generous reception spaces, for sociable households, working from home or play areas*
- *Large, established garden with front and rear spaces*
- *Principal bedroom with ensuite shower room*
- *Driveway and garage*
- *A detached four bedroom 20th century home on a wide, verdant plot*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

G

STONE

Let's *Talk*

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