STONE



Cliftons Lane RH2

£1,850,000

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

The Stone Family



There are few places in Surrey where period charm, seclusion, and a deep connection to the landscape converge so harmoniously as they do along Cliftons Lane.

A no-through road, lined with handsome houses dating back to the early 19th century, this sought-after address feels both tucked away and gloriously open, with Reigate Heath unfurling just beyond the hedgerows. It is here, opposite the rolling fairways of Reigate Heath Golf Club and on the edge of the North Downs.

Built in the 1920s, this red brick and tile-hung exterior home sits comfortably in its landscaped grounds, framed by mature trees and views stretching towards Box Hill. The current custodians have approached its restoration with sensitivity, reinstating character where it had been lost. A sympathetic porched entrance now welcomes guests, while laminate parquet style flooring glows once again underfoot. Even the former entrance—once forgotten—has been revived as a charming arched window, a nod to the home's original design intent.



Inside, warm tones lend a sense of calm to the five bedrooms, three bathrooms, and two reception rooms. The flow of the house is thoughtful, offering spaces to gather and to retreat. Light filters through generously sized windows, catching the soft textures of natural materials, while the kitchen and reception areas open to the garden beyond—a garden that feels very much an extension of the living space.

Spread across approximately an acre and a half, the grounds have been shaped into a series of outdoor rooms: wide south-facing lawns for play and leisure, a terrace for entertaining, a pond glinting in the afternoon sun, and a productive vegetable patch for those inclined towards self-sufficiency. It is a garden made for hosting—summer evenings stretching long with friends and family, the house itself a backdrop to life lived in harmony with nature.











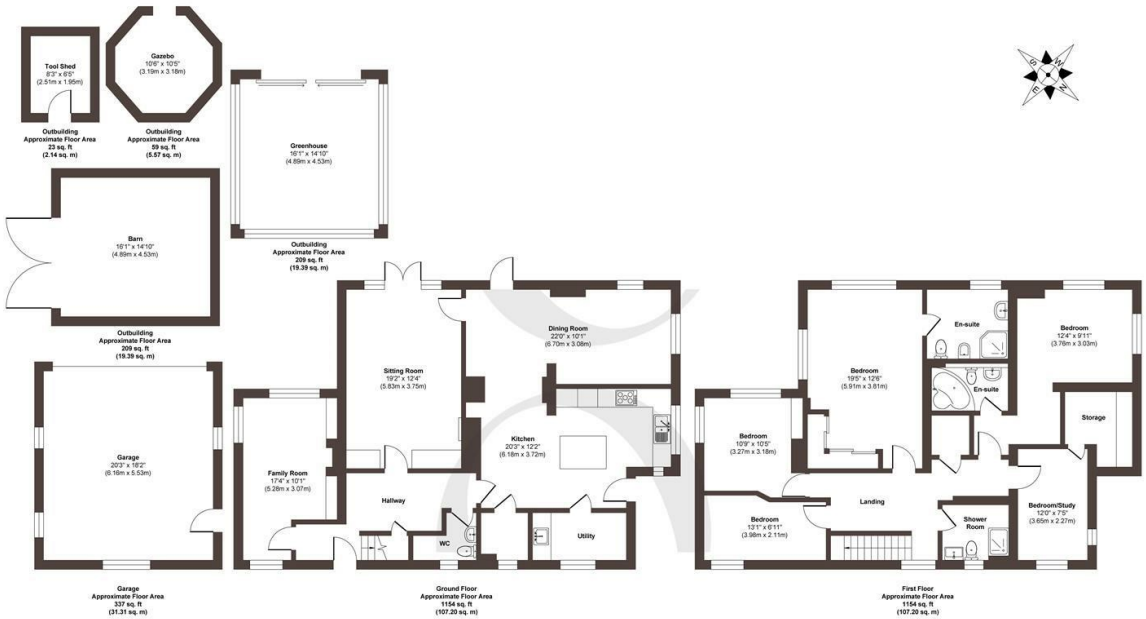
Beyond the gate, Reigate Heath offers miles of dog walks and bridleways, with two much-loved country pubs—the Skimmington Castle, renowned for hearty Sunday roasts, and The Black Horse, with its generous garden and seasonal menu—both within easy reach. Families are drawn here not only for the landscape but also for proximity to Reigate's highly regarded private schools, ensuring an excellent balance of town, country, and community life.

Clifton Cottage is more than just a house. It is a place of enduring character, beautifully set and thoughtfully restored, offering a rare opportunity to make a home in one of Reigate's most enchanting locations.









Approx. Gross Internal Floor Area 3145 sq. ft / 292.20 sq. m (Including Garage/Outbuildings)

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

Produced by Elements Property

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The *Details*

- *This 1920's home has been thoughtfully extended*
- *A rare opportunity to acquire a character home in an exception setting*
- *Located on the highly sought-after Cliftons Lane, a no-through road to the West of Reigate*
- *Surrounded by public footpaths, open fields and views of the Downs*
- *This home is every gardeners dream*
- *Sun-drenched lawn, private patio area, landscaped gardens, enclosed paddock and vegetable patch with greenhouse*
- *Detached garage with two private driveways*
- *Within catchment for Reigate's renowned private schools*

Energy Performance Certificate (EPC)

Band D

Council Tax Band

E

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Let's *Talk*

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