STONE



Old Road RH3

£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



The Limes occupies a quietly impressive position along Old Road, set behind a gated entrance and framed by mature planting that gives the house both presence and privacy.

Passing the gate to the driveway, with ample space for visiting family and friends, there is an immediate sense of retreat. Beyond the trees, the rolling contours of the North Downs and Surrey Hills form a constant backdrop, lending a remarkable feeling of openness despite the seclusion of the plot.

Built during the 1980s revival of Arts and Crafts architecture, the house takes many of the design cues that continue to endure today. Oak-framed leaded windows sit alongside red brick elevations, herringbone detailing, painted render and timber beams, creating a façade that feels both substantial and characterful. A pretty front garden catches the morning sun, with a seating area perfectly positioned for an early coffee, while a pergola-lined pathway leads naturally from the driveway through to the garden beyond.

Inside, the proportions immediately stand out. A welcoming porch opens through double doors into a broad central hallway where tall ceilings and generous room sizes create a sense of space that continues throughout the house. The principal reception room is particularly inviting, with its curved bay window drawing in natural light from the front, while French doors open directly onto the garden. At its heart, a beautifully carved stone mantel frames an iron fireplace and open fire, creating a natural focal point for quieter evenings and family gatherings alike.

The adjoining dining room can be accessed from both the hallway and reception room, allowing the spaces to flow easily when entertaining. Garden views and a further set of double doors bring the outside in, making it equally suited to large celebrations or everyday family meals.



The kitchen breakfast room forms the practical heart of the house. Contemporary grey cabinetry, integrated appliances and textured stone worktops create a clean, considered aesthetic, while a central island provides additional preparation space and storage. The breakfast area enjoys a curved bay window and yet another set of doors opening onto the garden, ensuring the room remains connected to its surroundings throughout the day. Beyond lies a discreet pantry, utility room with external access and a dedicated study, offering the flexibility modern family life demands.

A third reception room provides another distinct living space. Triple-aspect windows fill the room with light, while doors open onto a south-west facing terrace that enjoys the afternoon and evening sun. Here, a second fireplace, complete with a carved mantel, Edwardian-inspired tiled surround and working iron fire, adds warmth and character throughout the seasons.

Outside, the gardens are a genuine highlight. The south-west facing patio creates an ideal setting for summer barbecues and long lunches outdoors, while the expansive lawn offers space for children to play, gardening enthusiasts to indulge their interests, or simply somewhere to enjoy the far-reaching green outlook. Backing onto open countryside, the garden feels wonderfully private and unspoilt. A greenhouse, summer house and shed further enhance its versatility, whether for leisure, hobbies or practical use.

Upstairs, a spacious central landing serves five double bedrooms. The principal suite enjoys a Juliet balcony overlooking the garden and beyond to the rolling fields in the distance, alongside a walk-in wardrobe and en-suite shower room. A second bedroom also benefits from verdant rear views and its own en-suite bathroom. Two further double bedrooms, both with fitted wardrobes, are served by a generous family bathroom complete with separate bath and shower. The fifth bedroom, whilst the smallest of the five, remains a comfortable double and benefits from its own en-suite shower room, making it ideal for guests, older children or multigenerational living.













Buckland is one of Surrey's most sought-after village settings, prized for its rural character while remaining remarkably well connected. Surrounded by open countryside and protected landscapes, the village enjoys a strong sense of community, with country walks, bridleways and quiet lanes weaving through the surrounding North Downs. At the end of Old Road sits the much-loved Buckland Deli, a local institution serving freshly prepared sandwiches, artisan coffee and seasonal produce. Tucked away behind the shop, its discreet garden provides a delightful spot for a relaxed breakfast or coffee on a summer morning.

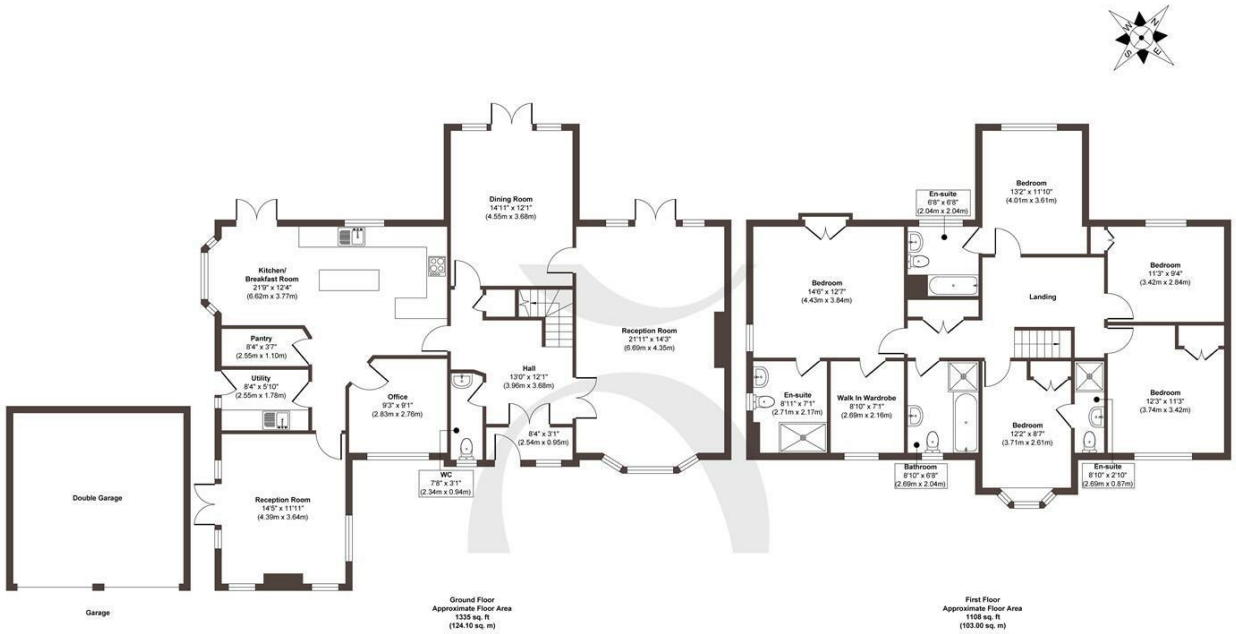
The village is also home to one of the area's hidden gems: Buckland Park Lake. Offering open-water swimming, paddleboarding, fishing and scenic lakeside walks, it has become a destination for both wellbeing and recreation. Adjoining the lake, Reverie provides an exceptional dining experience, with a terrace perfectly positioned to take in far-reaching views across the water and surrounding countryside. Together, they create a lifestyle offering that feels more akin to a rural retreat than a typical Surrey village.

For families, the area is particularly well regarded for its selection of highly regarded schools across both the state and independent sectors. Local options include Buckland CofE Primary School, while Reigate, Dorking and the surrounding villages offer access to an excellent choice of secondary schools. Independent schools such as Reigate Grammar School, Dunottar School, St Teresa's and Epsom College are all within comfortable reach. Despite its peaceful setting, Buckland enjoys excellent transport connections, with nearby stations at Reigate, Dorking and Redhill providing regular services into London, while the A25, M25 and Gatwick Airport are all easily accessible.









Approx. Gross Internal Floor Area 2443 sq. ft / 227.10 sq. m (Excluding Garage)

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

Produced by Elements Property

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The *Details*

- *Offered to the market with no onward chain*
- *Attractive Arts and Crafts–inspired five double bedroom house, built in the 1980's*
- *Substantial detached family home occupying a secluded and mature plot*
- *Elegant dual–aspect sitting room with curved bay window, French doors and open fireplace*
- *Contemporary kitchen/breakfast room, leading to a discreet pantry, utility room and dedicated home office*
- *Triple–aspect family room with working fireplace and doors opening onto a south–west facing terrace*
- *Principal suite with Juliet balcony, walk–in wardrobe and en–suite shower room*
- *Expansive lawn ideal for family life, entertaining and recreation, with far–reaching views*
- *Gated entrance with large driveway and detached double garage*
- *Perfectly positioned against the rolling backdrop of the North Downs and Surrey Hills*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

H

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Let's *Talk*

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