

STONE



Pilgrims Way RH2

£2,500,000

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

————— *The Stone Family*



Beyond the wrought-iron gates and sweeping gravel drive, this substantial Arts & Crafts-inspired residence immediately sets a confident tone. Built in the 1990s yet drawing heavily on the architectural language of the English countryside, the house combines knapped flint elevations, warm red brick and steeply pitched gables. The façade is deliberately layered, with projecting bays, tall chimneys and varied rooflines giving the impression of a home that has evolved naturally over time. Framed by mature planting and impeccably kept gardens, it has the character and presence of a traditional country house, balanced with the scale, light and practicality expected of modern family living.

The experience begins in the wide entrance hall, a welcoming central spine that gives the house an immediate sense of balance. Double doors open into a striking reception room, dual aspect and flooded with natural light throughout the day. In summer, doors spill directly onto the patio and garden beyond, blurring the line between inside and out. During the colder months, the room takes on a different character entirely; the grand stone hearth becomes its focal point, creating the kind of atmosphere that feels made for winter evenings and Christmas gatherings. In the south-facing corner, a projecting bay forms a natural reading or conversation area.

The formal dining room overlooks the garden and carries an understated elegance, with tall ceilings, leaded windows and bespoke drapery lending softness and scale in equal measure. Beyond, the kitchen breakfast room has been thoughtfully arranged for sociable family life. An island anchors the fitted kitchen before the space flows naturally towards both an informal breakfast area set within a triple-aspect bay, and a relaxed family room to the front. A door opens directly onto the garden, encouraging life outdoors in warmer weather.



Outside, the garden feels notably private and wonderfully established, bordered by mature trees and backing directly onto rolling fields which lend the house a distinctly countryside setting despite its exceptional convenience. The patio has been designed in a way that naturally follows the day; shaded corners for morning coffee, sunny spots for afternoons spent barbecuing or reading, and generous space for entertaining outdoors. Roses soften the transition towards an expansive lawn, green and open beneath wide skies, with the surrounding landscape giving a constant sense of calm and seclusion.

Upstairs, a character staircase rises to a generous central landing. The principal suite feels particularly refined, with built-in wardrobes, elevated garden views and a spacious en suite complete with separate bath, walk-in shower and double vanity. Its projecting bay creates an additional area to unwind, whether as a quiet seating space or a dressing table bathed in natural light. Two further double bedrooms benefit from their own en suites, while the remaining bedrooms are served by a well-appointed family bathroom, allowing the house to adapt comfortably to both family life and visiting guests.

A dedicated study provides valuable separation for home working, while a downstairs WC completes the ground floor accommodation. Beyond the house itself, the practicalities are equally well considered. Off-road parking sits securely behind wrought iron gates alongside a double garage, while an additional outbuilding offers excellent flexibility; equally suited as a home office, studio, gym, workshop or games room depending on the next owner's needs.







The setting offers a sense of calm and exclusivity, yet remains within easy reach of the town's bustling high street, a delightful blend of boutiques, cafés, and independent restaurants. The Reigate Lawn Tennis Club and the charming Priory Park are both within walking distance, providing ample opportunity for recreation and relaxation amidst beautiful surroundings.

For families, the area is renowned for its outstanding educational choices. Within walking distance you'll find the highly regarded Reigate Grammar School, Reigate St Mary's Preparatory and Choir School, and Reigate Priory Junior School, all celebrated for their academic excellence and nurturing environments. A little further afield, Dunottar School and Micklefield offer additional prestigious options, ensuring exceptional provision from early years through to sixth form.

Commuters are perfectly placed, with Reigate Station just a short walk away, offering regular services to London Victoria and London Bridge, while the M25 and Gatwick Airport are easily accessible by car. Nature lovers will find themselves surrounded by beauty, from National Trust walks and the open expanse of Reigate Hill, to the rolling landscapes of the North Downs. This is Surrey living at its most desirable: peaceful, picturesque, and perfectly connected.

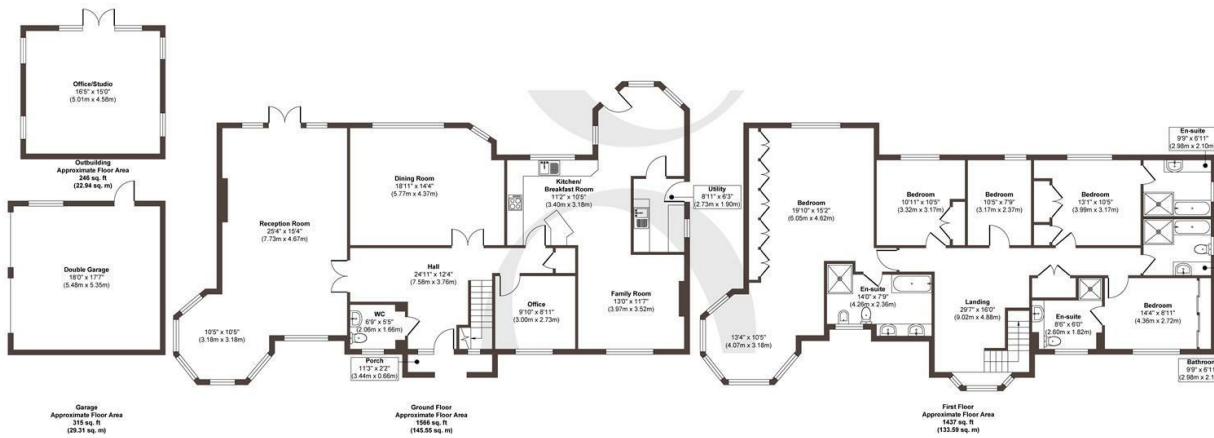






The Details

- Five bedroom detached family home on one of North Reigate's most desirable private roads
- Built in the 1990s, with Arts @ Crafts-inspired architecture
- Thoughtfully designed to reflect the character of a traditional English country house
- Grand dual-aspect reception room with stone fireplace, doors opening onto the garden and unique projecting bay
- Kitchen breakfast room with family room and breakfast area with garden access
- Formal dining room, dedicated study, utility room and downstairs WC
- Principal suite with garden views, fitted wardrobes and spacious en suite bathroom
- Mature, private, west-facing garden backing directly onto rolling fields
- Detached garden studio, suitable for a home office, gym, studio or games room
- Positioned behind wrought iron gates with generous off-road parking and double garage



Approx. Gross Internal Floor Area 3564 sq. ft / 331.39 sq. m (Including Garage & Outbuilding)

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

Produced by Elements Property

STONE

Energy Performance Certificate (EPC)

Band C

Council Tax Band

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STONE

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