STONE



Manor Road RH2

£2,000,000

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

The Stone Family



Set discreetly within one of Reigate's most coveted residential roads, this home is of quiet authority and enduring beauty, from the moment the gated driveway curves into view, bordered by mature trees and established hedging.

Elevated just enough to enjoy sweeping views towards Reigate Hill, the position is both commanding and serene. Built in the late Victorian era, the architecture speaks confidently of its period: tall ceilings that lend the rooms a sense of volume and elegance, finely detailed fireplaces that anchor their spaces, and arched windows that frame views of garden and sky with painterly precision. This is a house that feels generous, considered and quietly impressive.

The ground floor unfolds with an ease: Three substantial reception rooms offer a choice of moods and uses – formal yet welcoming, intimate yet flexible – while the conservatory draws the garden into the house, creating a light-filled retreat that changes character with the seasons. From the sitting room, doors open onto a covered veranda, an evocative feature that invites lingering moments: reading in the shade on a summer afternoon, or watching dusk settle over the lawns with a glass in hand. The kitchen and ancillary spaces provide a practical heart to the house, with clear potential for reimagining to suit contemporary family life, should one wish.



The first floor remains generous and well balanced. The principal bedroom enjoys an en-suite bathroom and a peaceful outlook, while three further double bedrooms are served by a family bathroom and separate WC – a layout that reflects the thoughtful proportions of the era. On the second floor, three additional bedrooms are reached via a landing with a vaulted ceiling - it feels almost ecclesiastical in its scale and light. Imagining creative studios, or private retreats for older children and guests, this upper level offers welcome flexibility.

Outside, the grounds are nothing short of captivating. Just under an acre, the plot is unusually wide and private, with the rear garden opening out to uninterrupted views across rolling greenery towards Reigate Hill. The lawn is framed by mature hedging and trees, creating a natural sense of enclosure. A feature wall leads through to the charming kitchen garden.

While the property would benefit from a degree of modernisation, it offers something increasingly rare: the opportunity to shape a house of genuine architectural integrity into a truly exceptional family home, without compromising its character or setting. It is a house with a strong sense of identity, ready to be thoughtfully refreshed and carried forward into its next chapter – a place where future generations can put down roots, just as others have done for over a century.













Reigate itself offers the best of both worlds: a thriving market town atmosphere paired with an unmistakably rural sensibility. Independent boutiques, well-regarded restaurants and everyday amenities cluster around the historic high street, while Priory Park provides a much-loved green heart to the town, hosting everything from weekend walks to community events. A little further afield, the North Downs and Reigate Hill open up miles of walking and cycling routes, with views that reward every climb.

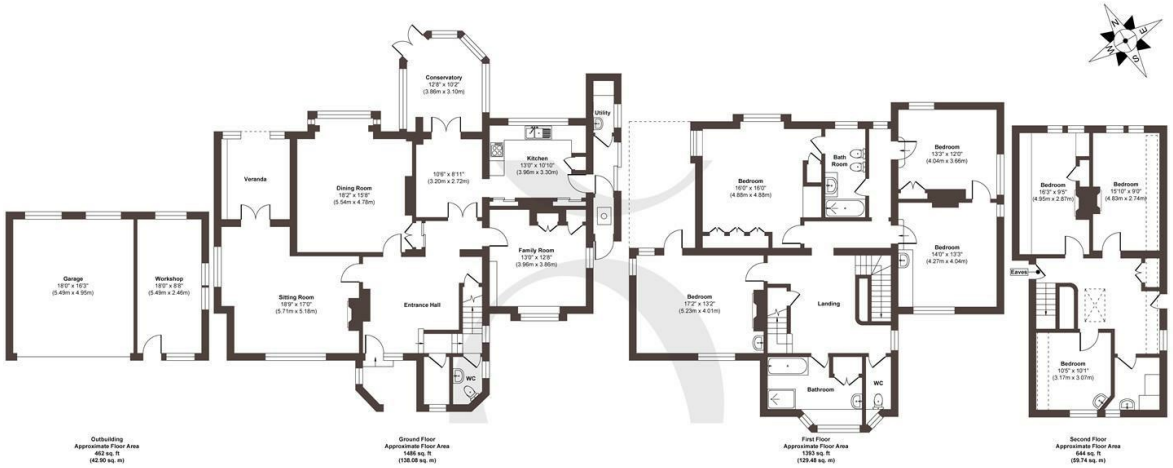
The area is particularly prized for its education, with an excellent choice of both state and independent schools nearby, including highly regarded primaries and secondaries that consistently draw families to the area. Reigate Grammar School, Dunottar and Royal Alexandra & Albert School are among the well-known names locally, while the proximity to these schools makes daily routines refreshingly straightforward.

For commuters, Reigate station provides direct mainline services to London, making the journey into the capital both practical and efficient, while the nearby A23 and M25 offer easy access to Gatwick Airport and the wider motorway network. Whether heading into the city, out into the countryside or simply into town for a coffee, life on Manor Road is defined by choice, convenience and a reassuring sense of place.









Approx. Gross Internal Floor Area 3985 sq. ft / 370.20 sq. m (Including Outbuilding)

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

Produced by Elements Property

STONE

The *Details*

- *Elevated setting with long, open views towards Reigate Hill*
- *More than 3,500 sq ft arranged gracefully over three floors*
- *Handsome period architecture with enduring appeal*
- *Characterful arched windows framing garden and landscape views*
- *Mature plot approaching an acre in total*
- *Gated driveway providing a discreet and private arrival*
- *A detached double garage adjoins a workshop or additional store*
- *Elsewhere in the grounds, a summer house and shed sit comfortably within the landscape*

Energy Performance Certificate (EPC)

Band F

Council Tax Band

G

STONE

Let's *Talk*

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