STONE

Horsehill RH6

£1,750,000

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

The Stone Family

There is something quietly compelling about Horsehills. A meeting of two architectural chapters; One began life as the Black Horse Coaching Inn, a Tudor hall house rooted firmly in Royal history. The other arrived later, in the Georgian era, bringing symmetry and proportion. Together, they create a unique home, where elegant receptions sit alongside centuries-old beams, and where every window frames greenery beyond.

Inside, the Georgian wing brings a sense of refinement. Painted in calm heritage tones, the rooms are defined by classical proportions, generous ceiling heights and large sash windows that draw natural light deep into the rooms. Decorative cast-iron radiators sit comfortably alongside original features, while ornate mantelpieces, tiled fireplaces and delicate cornicing speak to the craftsmanship of the period. These two reception rooms feel elegant without formality. Upstairs, three bedrooms continue the theme, each enjoying leafy outlooks and the sense of space that comes from thoughtful Regency design.

Cross into the Tudor wing and the atmosphere shifts. Here, exposed timbers, clay emulsion walls and wide floorboards tell the story of the building's earlier life. The kitchen feels entirely in keeping with its surroundings, combining oak beams, exposed brickwork, timber cabinetry and stone flooring into a room that is both practical and characterful. The current custodians have explored plans for a contemporary kitchen extension, offering future owners the opportunity to shape the next chapter of the home, subject to the necessary permissions.

At the heart of this wing is a cosy reception centred around a substantial fireplace, now home to a modern log burner. Beyond, a final reception, connected by oak doors, is a particularly inviting room enjoying a triple aspect and opens directly onto the garden. Painted brickwork, exposed beams and natural textures create a welcoming atmosphere throughout the seasons.

The principal bedroom occupies a special position, framed by historic beams and anchored by a beautiful brick and clay-tile fireplace, it's equally impressive and intimate. A generous en-suite bathroom adjoins, while a second vaulted bedroom occupies this wing. Connecting the two parts of the house is a central landing and family bathroom, ensuring the layout works as comfortably today as it has evolved over centuries.

Set within approximately two acres, the gardens unfold from the house in a series of spaces designed for enjoyment. Lawns invite impromptu games and family gatherings, while colourful planting softens the transition between house and countryside. Beyond, the swimming pool enjoys a spectacular outlook across rolling fields towards the North Downs. The modern barn-style pool house brings another dimension entirely. Doors open onto the poolside terrace, while a kitchen, changing facilities and generous entertaining space make it ideally suited to summer celebrations. Guests can arrive directly via the driveway, allowing gatherings to flow naturally. At the northern end, a natural lake offers a quieter pace of life. A walk around its boundary reveals ducks gliding across the water, carp beneath the surface and countless opportunities to pause with a coffee or a picnic.

History is woven into every part of Horsehills

Dating back to the early 16th century, the house began as a traditional Tudor hall house before later evolving into the Georgian home seen today. Once known as the Black Horse Coaching Inn, it occupied a prominent position on the historic route between London and Brighton. Local records suggest the land formed part of the former Chertsey Abbey estate before passing into Crown ownership under Henry VIII. Later, during the Regency period, the property became a regular stopping point for the Prince Regent, later George IV. While the world of grand carriages and aristocratic society has long disappeared, echoes of that era remain within the fabric of the building itself, from original timber framing to hand-carved carpenter's marks that have survived for more than five centuries.

RECOIL

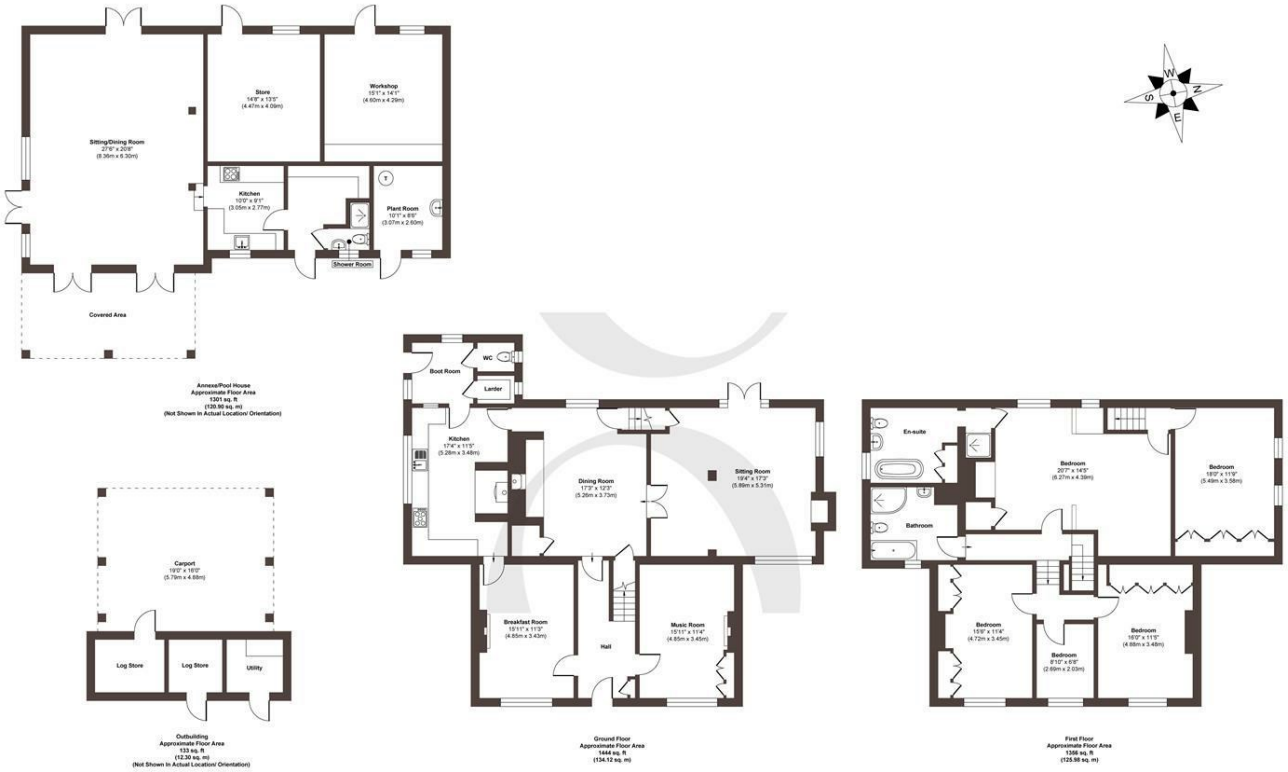
Life Beyond Horsehills

Positioned between the historic market town of Reigate and the open countryside that rolls south, there is a distinctly rural feel here, with equestrian neighbours and far-reaching views. Yet for all its sense of seclusion, Horsehills is remarkably well connected. Reigate Road links the property directly with Reigate's historic high street, lined with independent boutiques, cafés, restaurants and traditional pubs.

Horley town centre and railway station are also close by for day-to-day convenience, while Gatwick Airport is within easy reach. Even the practical essentials are covered, with the Tesco Extra in Hookwood within a short drive, with its pharmacy, cafes, homeware and clothing. Families are equally well served by a selection of highly regarded schools across the wider Reigate and Surrey Hills area, making the location as practical as it is picturesque.

The surrounding countryside is one of the area's greatest assets. Public footpaths weave through nearby farmland and woodland, offering miles of walks from the doorstep. The village of Leigh provides a glimpse of rural Surrey at its most charming, with its historic church and much-loved village pub spilling out onto the green on warm summer afternoons.

The current custodians speak warmly of the life they have built here. Winters centred around crackling fires and cosy evenings indoors. Summers spent beside the pool, entertaining friends and family long into the evening. Fruit harvested from the orchard for baking and juicing. Wildlife passing through the grounds, from deer and buzzards to herons at the lake's edge. It is a home that offers space not only in terms of square footage, but in the way it allows everyday life to unfold.



Approx. Gross Internal Floor Area 4234 sq. ft / 393.30 sq. m (Excluding Carport)

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

Produced by Elements Property

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The *Details*

- *Historic Grade II listed unique home combining a Tudor hall house and elegant Georgian wing, dating back to the early 16th century*
- *Georgian wing featuring elegant reception rooms, high ceilings, sash windows, fireplaces and original period detailing*
- *Tudor wing showcasing exposed beams, oak doors, log burners and original architectural features*
- *Five well-proportioned bedrooms, with two bathrooms*
- *Principal bedroom with historic fireplace, exposed beams and en suite bathroom*
- *Outdoor swimming pool with panoramic views across rolling countryside towards the North Downs*
- *Substantial modern barn-style pool house with entertaining space, kitchen and changing facilities with shower*
- *Set within approximately 2 acres, including a natural lake, orchard, and mature gardens*
- *Arriving at a private gated driveway, providing parking for multiple vehicles*

Energy Performance Certificate (EPC)

Exempt – Grade II listed building

Council Tax Band

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Let's *Talk*

01737 301 557
hello@stoneestateagents.co.uk
stoneestateagents.co.uk

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