

STONE



Reigate Road RH2

£1,550,000

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

————— *The Stone Family*



SOLD BY STONE.

Behind a handsome wrought-iron gate, framed by a sweeping landscaped garden and a winding York stone path embedded with original millstones from the original Millway Mill, stands a home with timeless soul and generous spirit.

This is a house where craftsmanship and comfort have always lived side by side. The grand front porch, with its striking stained-glass door and original tiled floor, offers a stately welcome — a quiet nod to Reigate's architectural heritage and the enduring appeal of this leafy, sought-after road.

Inside, the warmth of waxed original wood flooring greets you, beautifully preserved and easy to maintain - the original floor polisher still used in the house as a charming reminder of its history. The central hallway, with its central staircase, carved spindles, and rich panelling, anchors the home with an unmistakable sense of grandeur.

The reception rooms speak of quiet elegance and enduring style. The living room, bathed in light from its bay window with corbels, features a working fire with a striking original surround, Victorian frieze and borders, and an antique stone clock that perfectly matches the unique stone of the fireplace. Ornate detailing flows through to the formal dining room, where parquet wood flooring and an old service bell hint at a bygone era, complemented by another handsome carved stone fireplace.

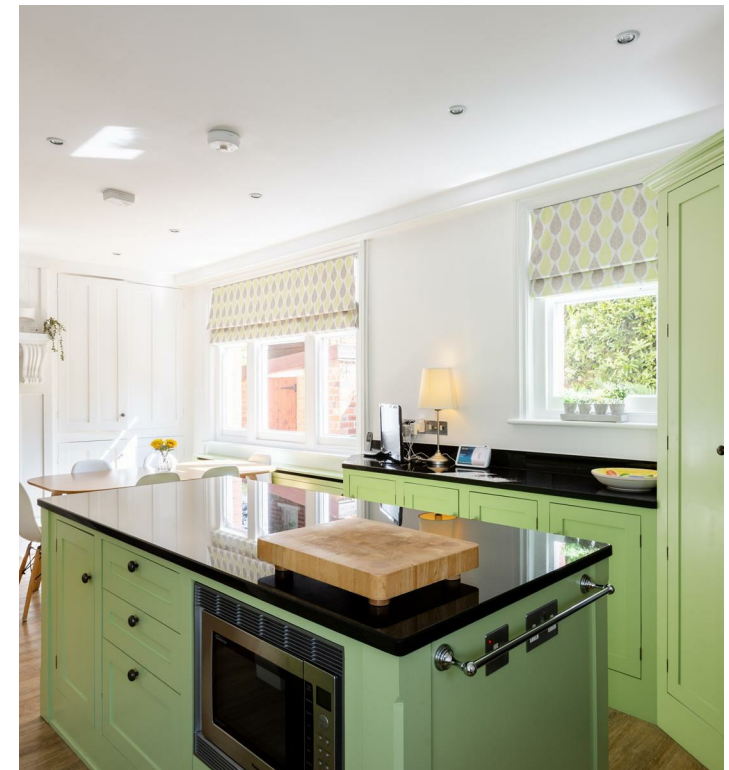


The kitchen has been thoughtfully opened up, robust and welcoming with its central island, Rangemaster cooker, and Neff appliances ready for family meals and festive gatherings. The original brick fireplace houses a large wood-burning stove beneath an ornate wooden mantel, complete with traditional corbels. A coal and log store just outside keeps things practical, while original built-in cupboards frame the room with character. A large utility room and a smart WC sit adjacent, ideal for the rhythm of daily life.

Stable door opens from the kitchen onto the sun drenched patio, and bifolding doors open from the conservatory. The rear garden is a private oasis, beautifully landscaped with stone steps, an elevated lawn that basks in sunlight from dawn to dusk, and mature planting that frames every view. Whether enjoying coffee on the York stone patio or tending to borders, this is a space that invites calm and conversation in equal measure.

Five generous double bedrooms offer restful spaces, each window perfectly positioned to frame the leafy charm of these traditional Reigate roads. A standout bedroom features whimsical dual-aspect windows and an ornate painted iron stairwell that leads to a dreamy bathroom in the eaves, combining modern luxury with heritage styling.







Reigate Road enjoys an enviable position within one of the area's most desirable postcodes. Reigate's historic high street is within easy reach: A charming mix of independent boutiques, artisan coffee shops, restaurants, and delicatessens, set against the backdrop of Reigate's Georgian and Victorian architecture.

For families, the property is perfectly positioned for access to some of Surrey's most sought-after schools. Both state and independent options are nearby, including Reigate Grammar School, Micklefield, and Holmesdale Community Infant School.

Reigate Station is a short drive away, offering direct links to London Bridge and London Victoria, while the equidistant Redhill's mainline station provides fast connections to Gatwick Airport, Brighton, and the capital.

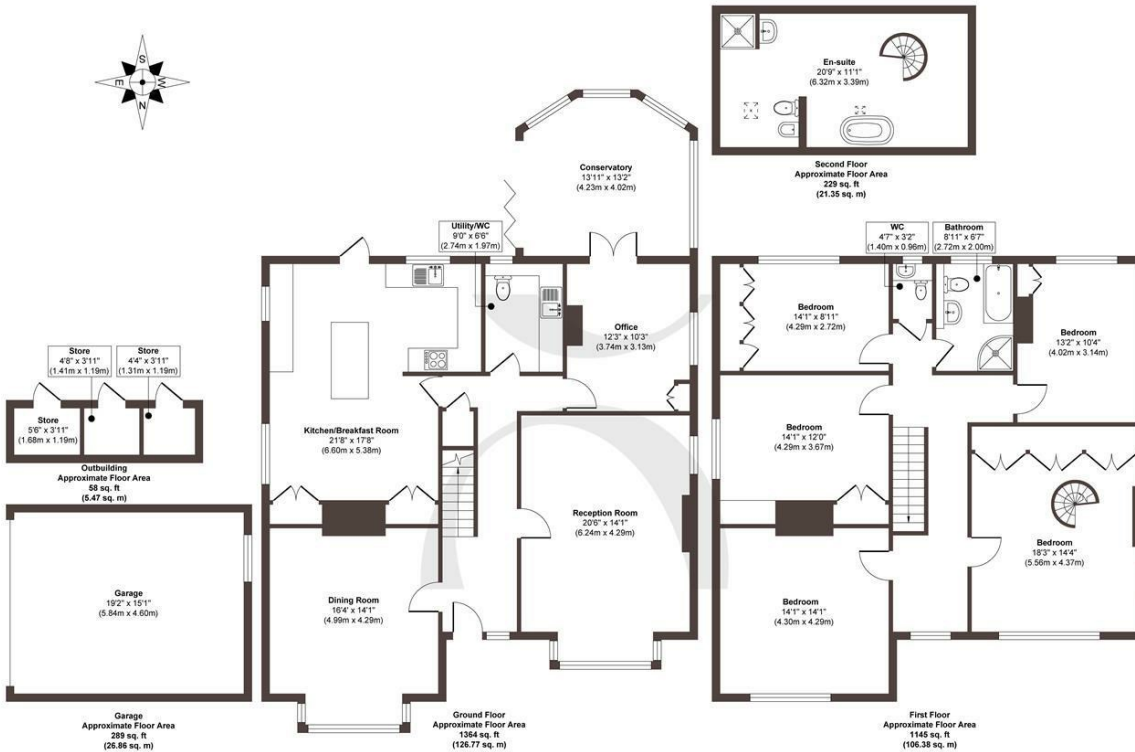
Nature is never far away here. Just moments from the house, the rolling green expanse of Reigate Hill and Gatton Park offers miles of scenic dog-walking trails, open countryside, and panoramic views across the North Downs.







The Details



Approx. Gross Internal Floor Area 3085 sq. ft / 286.83 sq. m (Including Garage/Outbuilding)

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

Produced by Elements Property

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- **SOLD BY STONE**
- Five bedrooms, two bathrooms, three receptions
- Beautiful period property with original features intact: soaring room heights, intricate ceiling papers, original fireplaces and plaster decorations
- Modern kitchen with central island
- Landscaped private front and rear gardens
- The rear driveway, accessed via quiet Millway, offers off-street parking and a double garage
- Recently rewired and with updated plumbing, the house is primed for modern living while retaining every inch of its authenticity

Size
Approx 3085.00 sq ft

Energy Performance Certificate (EPC) —
Rating D

Council Tax Band
G



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Let's Talk

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