

STONE



Woolborough Lane RH1

Offers over £1,425,000

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

The Stone Family



Placed within a National Trust area and designed to make the most of views across green pastures and leafy woodlands, this expansive house, which unfolds over 3800 sqft, is perfect for those in pursuit of the pastoral. But quaint countryside cottage this is not: the sleek, striking building might reference traditional longhouses, but inside, it's all lateral living spaces, soaring ceilings and minimalist interiors.

The previous structure was originally built for industrial use, and we love the features that nod to its heritage. This five bedroom home, on an enviable site, was designed and proposed by architect Phil Roy, with a forward-thinking design that will stand out among its surroundings – for all the right reasons.

The building is a contemporary take on an industrial barn, comprising low pitched roof elements with a flat-roofed porch that will form the opening. The exterior is characterised by a striking combination of white brick and black timber with extensive glazing.



Adjacent to the front door, this wide hall opens onto the incredibly bright open-plan kitchen and living space, with double height and natural light flooding in. There is an office space at the front of the property as well as a spacious WC, benefitting from luxury textured tiling and natural-shape inspired sanitary ware. The interiors throughout this beautiful home has been artfully designed by Molly Hill.

The kitchen is configured around a large island, designed with materials that reflect the natural elements outside. Dramatic proportions are balanced with an artful use of materials and an excellent quality of natural light courtesy of the large windows and doors, which punctuate two aspects.

The area has been configured to zone the space with a large dining table, and a living area adjacent to the kitchen completes this space. Floor-to-ceiling glazing will continue here, with far-reaching, elevated views of the rolling countryside. Designed to combine the inside with the out, a large glass door will open onto the Limestone patio, extending seamlessly off the living space.



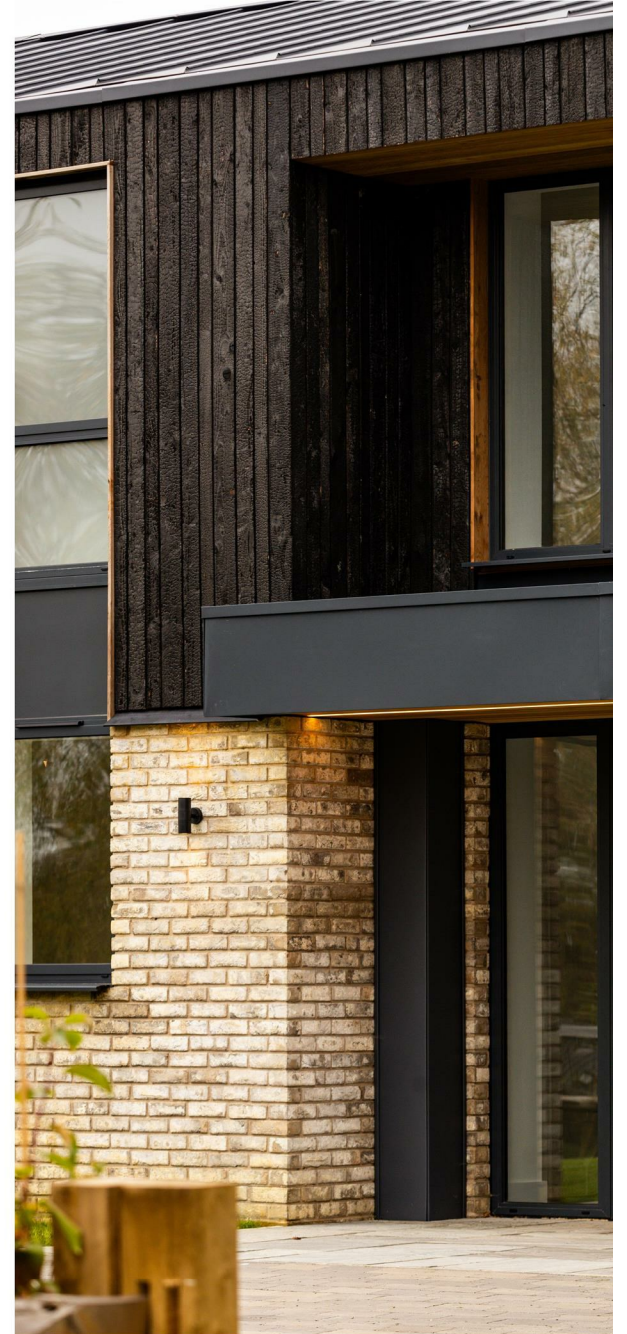
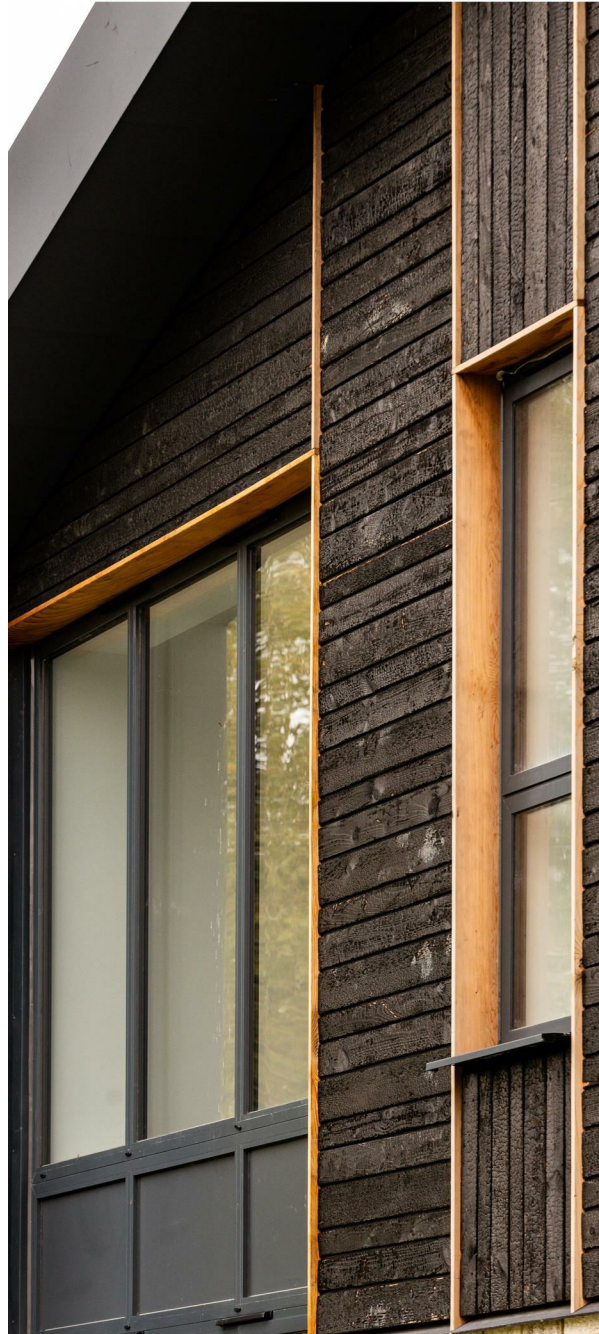




The grandest of all bedrooms is the principal suite. A dressing area sits along the rear wall with bespoke cabinetry. In each of the two plots, this room has been orientated to make the most of the views across rolling countryside.

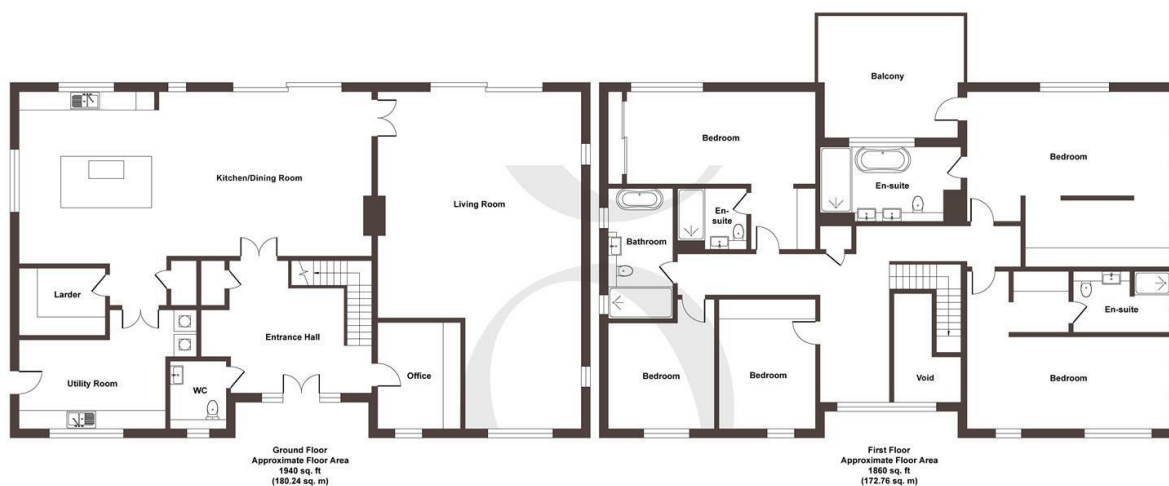
The adjoining bathroom epitomises luxury. Boasting his and hers sinks, providing ample space for two, and a separate standalone bath strategically positioned before a glass wall.

This design choice not only offers a spectacular view of the verdant surroundings but also enhances the ambiance of a serene, high-end retreat. In addition to a separate shower, the bathroom's sumptuous finish is achieved through the use of natural tones and antique brass fixtures.









Approx. Gross Internal Floor Area 3800 sq. ft / 353.00 sq. m

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

Produced by Elements Property

STONE

The Details

- Five bedroom, four bathroom, two reception contemporary home
- Double Garage and electric charging point
- Modern amenities: Larder, utility, office and luxury W/C
- Proximity to the historic market towns of Reigate and Oxted, and Redhill's town centre is 14 minutes by car
- 10 year build warranty
- Developer: Virtue Property Group
- Architect: Philip Roy Architecture
- Interior design: Molly Hill Styling
- PEA (Predicted Energy Assessment) – B
- Potential to purchase more land

Size

Approx 3800.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

New Build



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved