

STONE



*St. Marys Road RH2*

£1,100,000

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

————— *The Stone Family*



On a peaceful stretch of St Mary's Road, this handsome Victorian semi-detached house offers a quietly elegant way of life — a home that feels both rooted in its history and perfectly attuned to the rhythms of modern living. Behind its characterful façade lies a house that unfolds gently over four floors, where period proportions, thoughtful decoration and carefully designed spaces create a home that is as welcoming as it is refined.

Arriving at the raised ground floor, the tone is set immediately. Here, two generous reception rooms sit one behind the other, both beautifully proportioned and filled with natural light. High ceilings and large windows give these rooms a wonderful sense of space, while their fireplaces act as warm focal points, anchoring each room with a sense of heritage and comfort. It is easy to imagine these spaces adapting effortlessly to the seasons.

The dual reception layout offers great flexibility too. One has become a more formal sitting room for entertaining, while the other is currently served as a relaxed family living room. A conveniently placed WC on this floor adds practicality without interrupting the elegant flow of the space.



Descending to the lower ground floor, the atmosphere shifts from classic Victorian charm to a space designed entirely for contemporary living. The room opens naturally into a relaxed dining and family space. It is a room designed for togetherness, where cooking, dining and relaxing happen in easy harmony. The kitchen itself is striking yet timeless, with navy cabinetry paired with crisp white marble worktops that lend both depth and light to the room. The palette feels both modern and enduring, echoing the classic blue-and-white combinations that have long been favoured in English interiors. Generous work surfaces and storage ensure the space works as beautifully as it looks, whether preparing a quiet supper or hosting a lively gathering of friends.

Bifold doors stretch across the rear of the house, opening wide onto the garden and filling the room with natural light. The garden itself has been thoughtfully landscaped to create both beauty and usability. A carefully designed path leads through the greenery towards a charming area dedicated to al fresco dining — a natural destination for summer lunches, evening drinks with friends, or quiet Sunday breakfasts outside.

Returning upstairs, the first floor offers two well-proportioned double bedrooms, each decorated in calm, neutral tones that create restful, versatile spaces. These rooms are filled with soft natural light and provide comfortable accommodation for family members, guests, or even a home office if desired. Serving this floor is a stylish family bathroom, where crisp white tiling is paired with navy cabinetry, creating a look that is both fresh and timeless. The palette subtly echoes the colours used in the kitchen below, bringing a gentle sense of cohesion to the house as a whole.

The top floor forms a particularly special part of the home — a principal bedroom suite that feels wonderfully private and serene. Decorated in cool, soothing tones, the room offers a calm retreat at the end of the day. Large windows frame lovely views stretching across towards Reigate Hill, allowing the changing light and landscape to become part of the room's quiet character. An en-suite bathroom completes the suite, providing comfort and privacy while maintaining the calm, contemporary style seen throughout the home.







St Mary's Road occupies a setting that perfectly complements the home itself — residential and peaceful, yet moments from the vibrancy of Reigate town. The area is sought after for its blend of period architecture and community feel, with Lesbourne Road just a short stroll away. Here, residents enjoy the ease of local amenities, from the traditional butcher and barbers to the much-loved Nisou Bistro, whose intimate, welcoming atmosphere has made it a neighbourhood favourite.

Families are particularly well-served by this location. Highly regarded schools, both state and independent, lie within easy reach, including Reigate Parish, Reigate St Mary's Prep, Reigate Grammar, and Holmesdale. Priory Park, with its sweeping lawns, lake, and pavilion café, provides a natural retreat within walking distance, while Reigate Hill offers exhilarating walks with expansive views over the Surrey countryside.

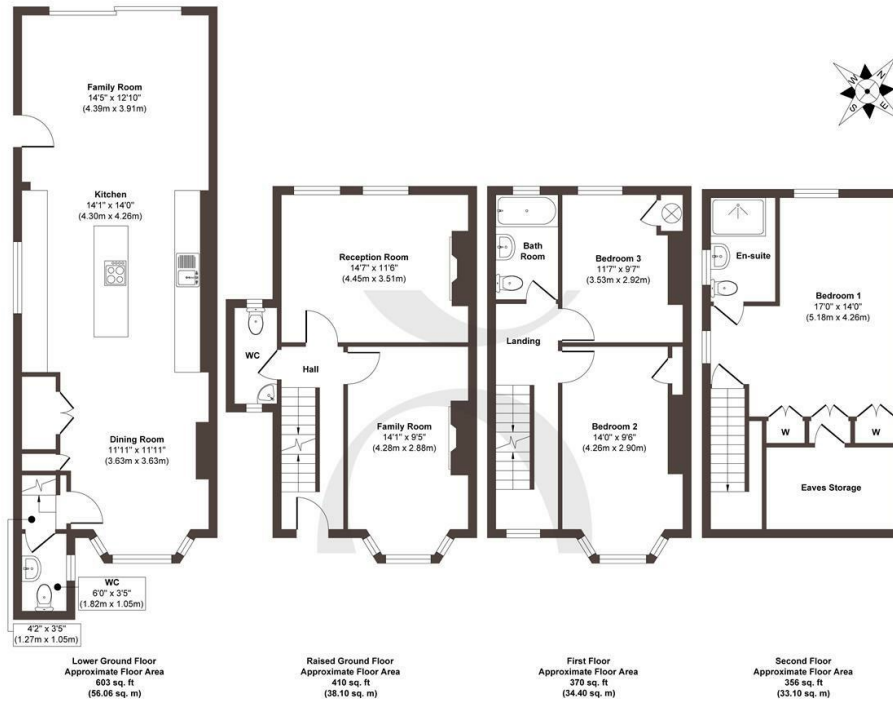
Commuters will find transport connections effortless, with Reigate station offering swift links into London, and the M25 and Gatwick Airport accessible within minutes by car. At the same time, the town's historic high street — with its independent shops, cafés, and restaurants — ensures that life here retains a sense of character and charm. St Mary's Road delivers not just a home, but a lifestyle: rooted in heritage, refined for modern living, and perfectly positioned in the heart of Reigate.







# The Details



**Approx. Gross Internal Floor Area 1739 sq. ft / 161.66 sq. m**

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

Produced by Elements Property

**STONE**

- A handsome Victorian façade with timeless appeal
- Beautifully presented throughout
- Period architecture paired with contemporary comfort
- A wonderfully generous kitchen level designed for modern living
- Elegant reception spaces filled with natural light
- A tranquil principal suite occupying the top floor
- Lovely rooftop outlook across to Reigate Hill
- Carefully considered interiors throughout
- Offered to the market with no chain

Energy Performance Certificate (EPC)

Rating F

Council Tax Band

E



STONE

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