

STONE



Cockshot Road RH2

£1,695,000

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

The Stone Family



There is a quiet confidence to this late Victorian house. Built in 1900, its handsome red brick façade and perfectly balanced double-fronted design give it presence. A recessed central porch sits neatly between two striking double-storey bay windows, while bespoke shutters soften the light within and lend a sense of privacy from the road. The landscaped driveway — with parking for two cars, a genuine rarity on these characterful Reigate roads — hints at a house that has been carefully considered and thoughtfully improved.

Inside, the proportions are everything one hopes for from a home of this period. A central hallway unfolds around a character staircase. The current owners have approached every update with restraint and sensitivity, pairing heritage-inspired design with calm neutral tones and understated luxury.

In the formal reception room, tall ceilings and ornate cornicing frame a carved marble fireplace, while bespoke cabinetry, a dado rail and artfully placed lighting bring warmth and depth rather than formality. Across the hall, a second reception room offers a more relaxed rhythm to family life — somewhere for films, reading or children to spread out at the end of the day.



An open archway draws you naturally towards the rear of the house, where the kitchen and dining space become the undeniable heart of the home. It is a room that feels quietly exceptional: beautifully balanced, highly functional and visually calm. In-frame shaker cabinetry in soft linen tones sits comfortably alongside nickel hardware, a butler sink and cleverly integrated storage within the chimney breast beneath an overhead mantel. The central island creates a natural gathering point, whether for hurried breakfasts before school or long evenings with friends, while bespoke cabinetry frames the dining area with a sense of permanence and craftsmanship. Beyond, double doors open directly onto the garden, dissolving the boundary between indoors and out.



And what a garden it is. Remarkably large for the road, this north-facing plot captures sunlight throughout the day, with far-reaching glimpses towards Reigate Hill peeking through the trees. Landscaping has created distinct areas for entertaining and retreat: a generous patio designed for summer barbecues, alongside a raised veranda with pergola that feels made for long outdoor lunches and late evening suppers. It is rare to find outside space of this scale and privacy so close to the centre of Reigate.

The lower ground floor adds another layer of versatility. Currently arranged as a gym, with an adjoining second kitchen ideal as a utility space, it is an area that could easily adapt to changing family life — whether as a studio, guest suite, work-from-home setup or teenage den. A second WC and direct outdoor access make the space especially practical.

Across the upper two floors, five double bedrooms provide impressive accommodation for growing families and visiting guests alike. The principal suite is particularly elegant, with its bay window, walk-in wardrobe and beautifully finished en suite shower room featuring Burlington fittings and marble flooring underfoot. Three further bathrooms continue the home's cohesive design language, blending classic detailing with modern comfort. On the top floor, two additional double bedrooms sit tucked beneath the eaves, with useful storage woven seamlessly into the architecture.







Beyond the house itself, Cockshot Road is particularly cherished for its strong sense of community and wonderfully peaceful setting. Priory Park is within walking distance for morning runs, weekend tennis or relaxed afternoons by the café, while Reigate's historic high street is just moments further, lined with independent boutiques, characterful pubs, restaurants and well-loved coffee spots. For day-to-day living, nearby Lesbourne Road offers an excellent local parade of amenities, including the much-loved Nisou bakery and café — a firm favourite with locals for coffee and pastries.

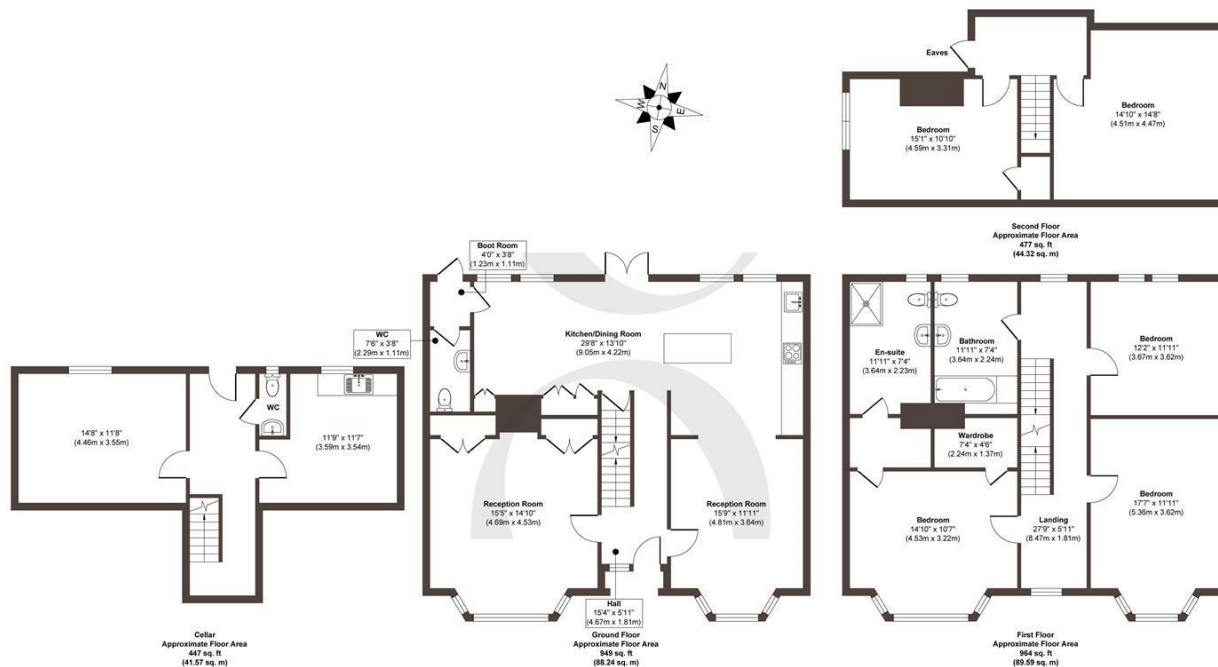
Families are particularly well served here, with excellent school options, from choices of nurseries to Reigate Grammar School. Reigate Parish Church Primary School, rated Outstanding by Ofsted, is within walking distance, as well as the renowned independent schools, Dunottar and St Mary's.

This location is also perfectly suited for commuters and families, benefitting from excellent transport links and highly regarded schools. Reigate Station provides swift connections to London, while the M25 is just a short drive away, ensuring seamless travel.









Approx. Gross Internal Floor Area 2837 sq. ft / 263.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

STONE

The Details

- Handsome late Victorian double-fronted detached home dating back to 1900
- Sympathetically renovated throughout with heritage-inspired interiors and calm neutral tones
- Grand formal reception room with tall ceiling, cornicing and carved marble fireplace
- Separate family reception room, leading to the kitchen
- Beautifully designed open plan kitchen and dining space forming the heart of the home
- Exceptionally large garden for the road with landscaped entertaining spaces
- Five generous double bedrooms arranged over two upper floors
- Principal suite with walk-in wardrobe and luxury en-suite with marble tiles
- Lower ground floor offering versatile gym, studio or work-from-home potential, with an additional WC with direct outdoor access
- Landscaped driveway with parking for two cars

Energy Performance Certificate (EPC)

Band D

Council Tax Band

G



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