

STONE



Nutley Lane RH2

£650,000

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

————— *The Stone Family*



****GUIDE PRICE £650,000- £675,000****

Within the cherished Nutley Lane conservation area, where architectural charm meets a quietly elegant pace of life, this traditional Victorian terrace has been thoughtfully reimagined for modern living while celebrating its heritage in the most graceful of ways. With its attractive yellow brick façade, red brick quoins framing sash windows, and a distinctive curved arch that welcomes you at the traditional front door, this is a home that immediately captures your attention.

Inside, you'll find a space designed not only for living, but for feeling. The double reception room flows beautifully from front to back. A carved fireplace with jewel-toned tiles forms a showstopping centrepiece in the dining area, while the sitting space is styled for modern comfort: bespoke shelving and a neatly integrated log store lend both practicality and soul. This room hums with understated ease, a perfect backdrop to Sunday lunches, quiet reading hours, or lively evenings with friends.

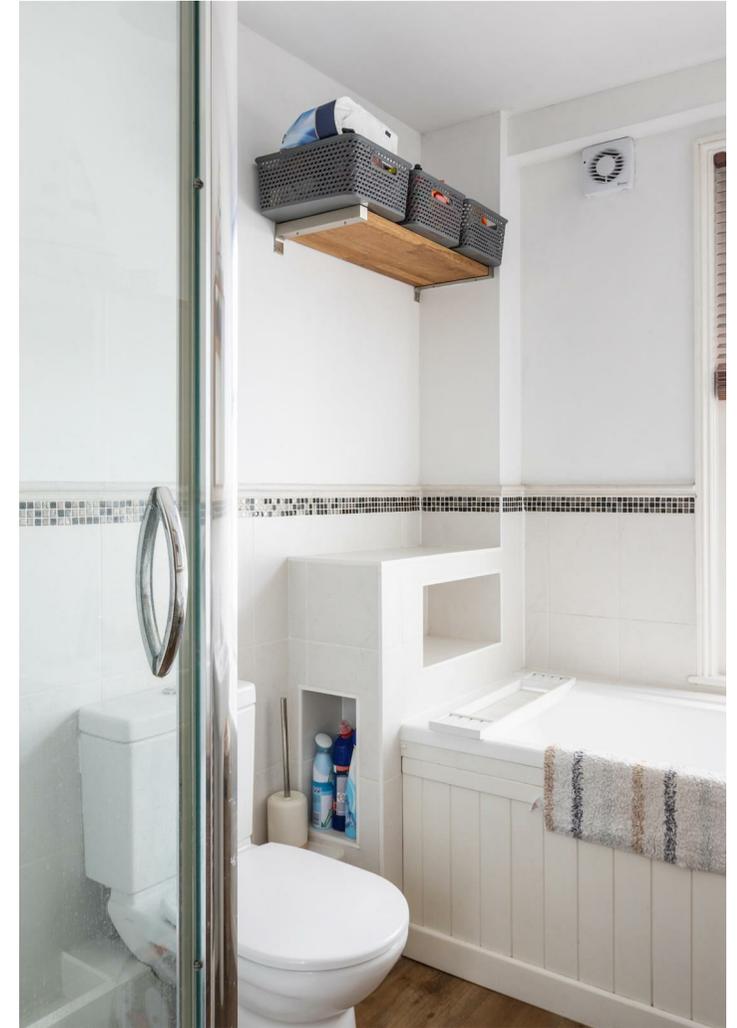


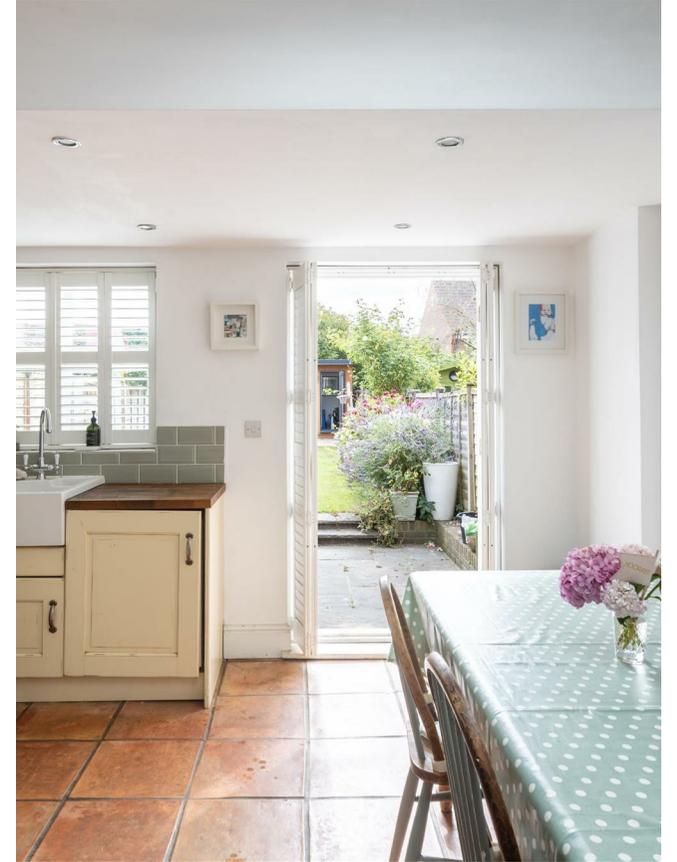
The heart of the home is the kitchen and breakfast room, where timeless charm meets everyday function. Cabinetry stretches along the walls, embracing a central island and offering generous storage and preparation space. The impressive chimney breast - now home to a large oven beneath an ornamental mantel - brings character to the clean-lined metro tiling and crisp white walls.

Spotlights light every detail, while the dining area sits just before French doors that open to the garden, making it an ideal spot for early morning coffee or after-school homework. The garden itself is generous for a central Reigate home: a sun-drenched patio for al fresco dining, a lush green lawn with mature planting, and a contemporary outbuilding that serves as a peaceful, fully functional home office.

Upstairs, the thoughtful layout continues with two elegant well-proportioned bedrooms on the first floor, accompanied by a well-appointed family bathroom. On the top floor, a beautifully converted loft hosts a third double bedroom with its own en-suite, the perfect principal suite or private guest retreat.







Living on Nutley Lane is to be woven into the very fabric of Reigate - just a gentle stroll from the town's much-loved historic high street, where independent boutiques, cafés, and delis line cobbled streets and elegant period buildings. The renowned Reigate Priory Park is moments away, offering wide green lawns, playgrounds, a tranquil lake and woodland walks that feel a world away from the everyday. For those with a dog or simply a taste for nature, nearby Reigate Hill offers magnificent walking trails and far-reaching views across the North Downs.

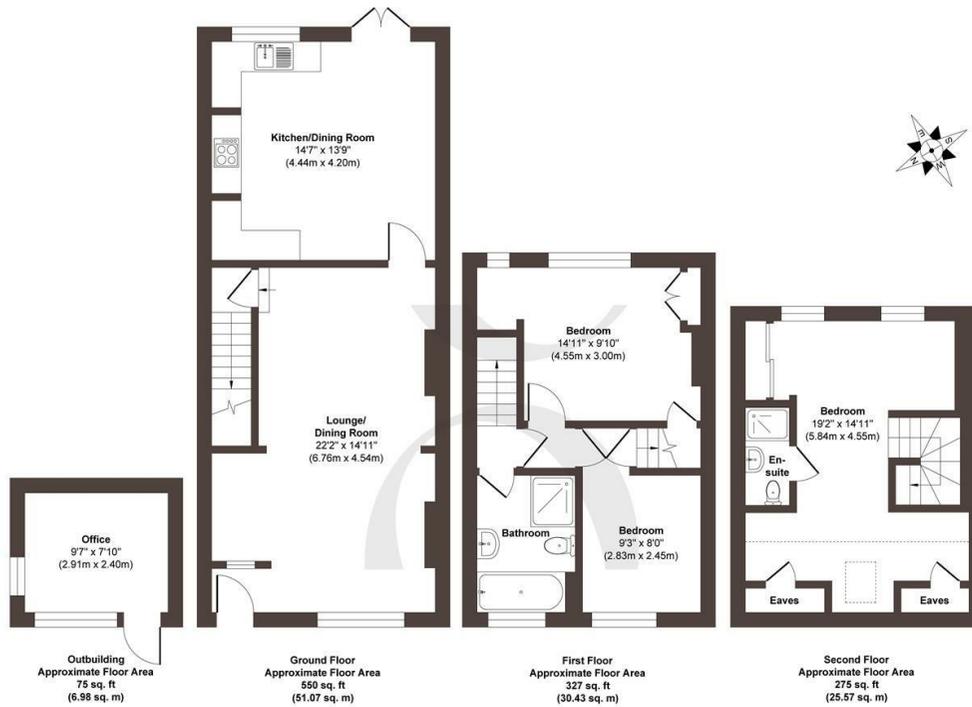
Families will find themselves spoiled for choice, with several highly regarded nurseries, primary schools, and both state and independent senior schools within easy reach. Reigate Station is just a short walk from the front door, providing regular rail connections into London Victoria and London Bridge, while the proximity to the M25 makes road travel to the capital, Gatwick Airport or the South Coast effortlessly convenient.

For relaxed weekends or a midweek wind-down, the Admiral pub - just on the corner - offers hearty seasonal menus and a welcoming, covered garden area that's perfect year-round. Everything that makes Reigate one of Surrey's most desirable addresses is at your fingertips, and yet Nutley Lane retains its own distinctive calm, a peaceful residential enclave with a quiet air of refinement, where every house tells a story.









Approx. Gross Internal Floor Area 1227 sq. ft / 114.05 sq. m (Including Outbuilding)

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

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The Details

- **GUIDE PRICE £650,000 - £675,000**
- Thoughtfully modernised with an expansive reception and spacious kitchen/breakfast room
- Retained character with a grand fireplace, ornate mantels and bespoke shelving nooks
- Loft expansion already undertaken to create a third double bedroom with en-suite
- Generous garden with contemporary office building
- Within walking distance of Reigate's historic high street, priory park and the train station
- Charming traditional Victorian terrace within the Nutley Lane Conservation Area
- **END OF CHAIN**

Size
Approx 1227.00 sq ft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
D



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