



Ringley Park Avenue RH2

Offers over £2,000,000

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

————— *The Stone Family*



Ringley Park Avenue is one of those quiet roads that needs little introduction in Reigate. Wide, tree-lined and characterised by substantial homes set upon generous plots, it has long been regarded as one of the town's most desirable addresses. This handsome double-fronted detached house sits comfortably amongst them, partially screened by a magnificent mature tree, with a broad driveway providing ample parking before the charming red-brick façade. Soft planting frames the exterior.

The atmosphere within has been designed around the rhythms of modern family life. A formal reception room opens directly onto the rear terrace, while a snug offers a quieter retreat when the day calls for something slower paced.

At its heart is an impressive open plan kitchen; sleek, handleless cabinetry paired with granite worktops and a central island creates a clean architectural feel, while an informal dining area extending from the island naturally becomes the place for morning coffees and homework sessions. Neutral tones keep the palette calm and timeless, allowing the garden views to take centre stage.

Here, an adjoining living area — currently arranged as an entertaining space — is transformed by dual-aspect bifold doors that fold entirely away at the corner, dissolving the boundary between house and garden. In warmer months, the effect is wonderfully effortless; sunlight pours in, guests drift outside, and the garden becomes an extension of the house itself.

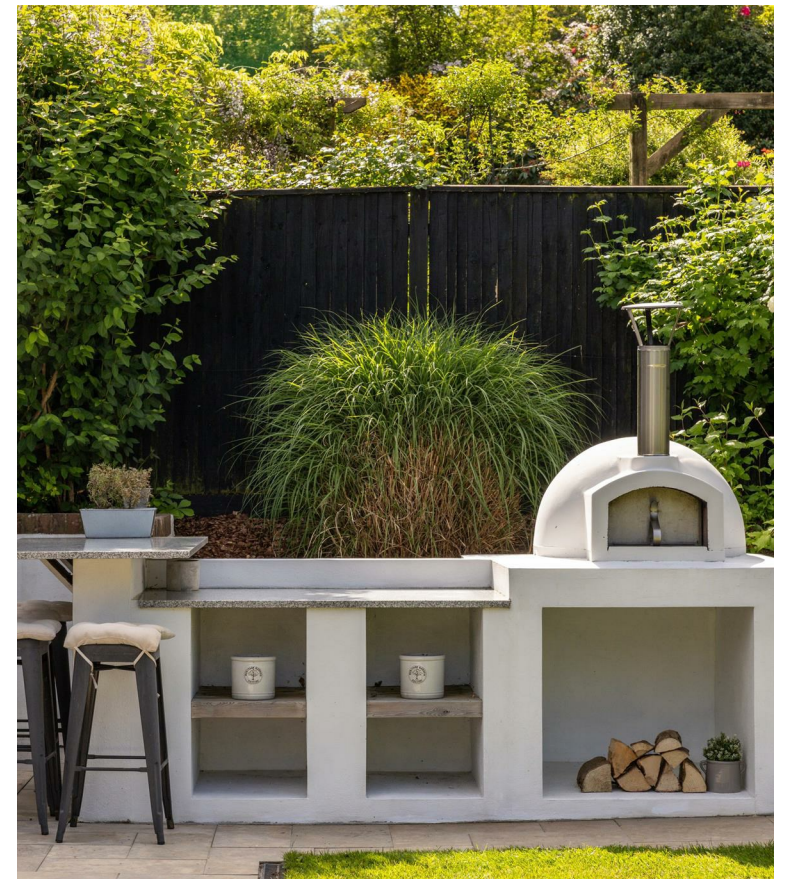


The garden is exceptional. Stretching away from the house in a series of beautifully landscaped spaces, it feels remarkably private, enclosed by mature trees that soften the boundaries and create a sense of calm throughout the seasons. A built-in pizza oven hints at the potential for a fully realised outdoor kitchen, while further along the garden, a hot tub has been carefully positioned to take in the far-reaching views towards Reigate Hill. From here, the changing colours across the North Downs become part of daily life — spring greens, rich autumn tones and sunsets casting a golden glow across the landscape.

Pathways wind through lawns, seating areas and carefully considered planting, encouraging the garden to be explored rather than simply admired from afar. The sun-drenched terrace nearest the house is a particular highlight; a place equally suited to summer lunches, evening drinks or simply sitting quietly with a book while the garden settles around you.

Upstairs, four generous double bedrooms lead from a wide central staircase and naturally bright landing. The principal suite is especially impressive in scale, complete with a walk-in dressing room and contemporary en suite shower room. Elsewhere, the family bathroom has been finished in a modern style, while the fourth bedroom leads to one of the home's most unexpected features: a spacious hidden fifth bedroom tucked above the garage.







Life here is as much about the setting as it is the house itself. Ringley Park Avenue sits within easy reach of some of the area's most sought-after schools, including both Dunottar School and Reigate Grammar School, making it an especially attractive choice for families seeking long-term roots in the area.

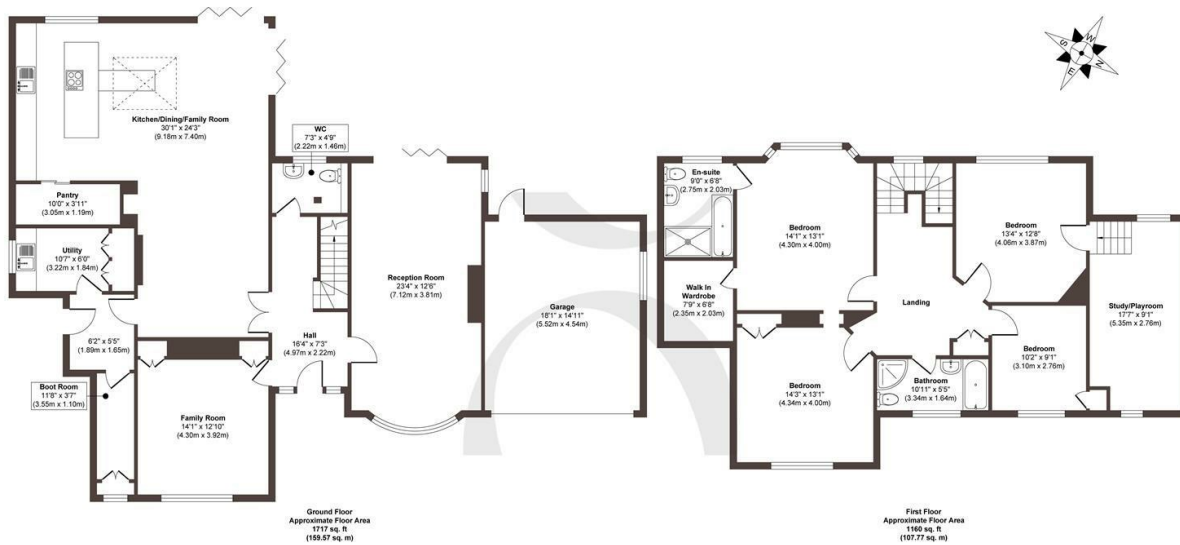
For commuters, the position is equally convenient, lying almost equidistant between Reigate railway station and Redhill railway station, with regular services into London and beyond. Yet despite the connectivity, the road itself remains wonderfully peaceful and residential.

Green space is woven naturally into everyday life here. Redhill Common is close by for dog walks and weekend strolls, while the quintessential atmosphere of Reigate High Street — with its independent cafés, restaurants, boutiques and historic character — is just moments away, offering the kind of balance that makes Reigate such an enduringly popular place to live.









Approx. Gross Internal Floor Area 2877 sq. ft / 267.34 sq. m

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

Produced by Elements Property

STONE

The Details

- Situated on one of Reigate's most prestigious tree-lined roads
- This handsome double-fronted detached home offers beautifully balanced family living in an exceptional setting
- The breathtaking rear garden stretches away in a series of beautifully landscaped areas
- Multiple reception spaces, including a formal living room and separate snug
- Contemporary open plan kitchen, dining & living space
- Dual-aspect corner bifold doors create a seamless connection between the entertaining space and the outdoors
- Principal suite with shower room and dressing area
- Generous driveway and garage

Size

Approx 2626.42 sqft

Energy Performance Certificate (EPC)

Rating 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