

STONE



*Gatton Park RH2*

£450,000

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

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*The Stone Family*



Approached through an impressive and immaculately maintained communal entrance, The Dower House announces itself with a quiet confidence. There is an immediate sense of arrival as you step inside, where the proportions and symmetry of the original Georgian architecture still set the tone. Stairs rise to the first floor, where this refined apartment sits within a former Georgian manor that once formed part of the Gatton Park Estate, originally owned by Sir Jeremiah Colman of Colman's Mustard fame. Now sensitively divided into a collection of private residences, The Dower House retains an enduring sense of its past, set within beautifully maintained grounds that frame long views across gardens and parkland. Daily life here carries a distinctly pastoral quality, balanced by the reassuring proximity of Reigate and its amenities, creating a rare blend of rural calm and town convenience.

Inside, the apartment unfolds with a pleasing sense of proportion and flow. The reception room is both generous and inviting, enjoying a double aspect that draws natural light throughout the day. A feature fireplace anchors the space, offering a natural focal point around which evenings can be spent reading, entertaining or simply watching the seasons shift beyond the windows. The neutral tones throughout the flat are deliberately understated, providing a soft backdrop that allows both furniture and artwork to shine, and lending the rooms a timeless editorial elegance.



The kitchen is practical yet polished, fitted with a range of contemporary units and modern worktops that make everyday cooking feel quietly luxurious. Integrated appliances ensure a streamlined finish, while a useful utility and storage cupboard in the hall keeps the practicalities of life neatly out of sight. This is a home designed to feel both beautiful and effortless.

The principal bedroom is a calm and considered retreat, generous in size and finished with the same soothing palette found throughout the apartment. Its modern en suite shower room adds a note of hotel-style comfort, perfect for busy mornings or unhurried evenings. Two further bedrooms provide welcome flexibility: ideal as guest rooms, children's rooms or a well-appointed study for those working from home. A separate family bathroom, beautifully fitted and finished, serves these rooms with style and ease.

From the apartment, southerly views extend over the gardens and across to Gatton Park, offering a changing canvas of light and greenery throughout the year. Mornings begin with birdsong and soft sunlight, while evenings settle into a peaceful stillness rarely found so close to town. An allocated parking space sits conveniently at the front of the property, adding to the practicality of day-to-day living.







Set in a wonderfully semi-rural position just off Rocky Lane, The Dower House enjoys an enviable setting directly on the North Downs Way, where miles of open countryside and far-reaching walking routes begin quite literally at the doorstep. Gatton Park's beautiful open spaces lie close by, offering a daily escape into nature, whether for early morning walks, weekend rambles or quiet moments of reflection. Despite this pastoral backdrop, everyday amenities are never far away, making the location feel both restorative and practical.

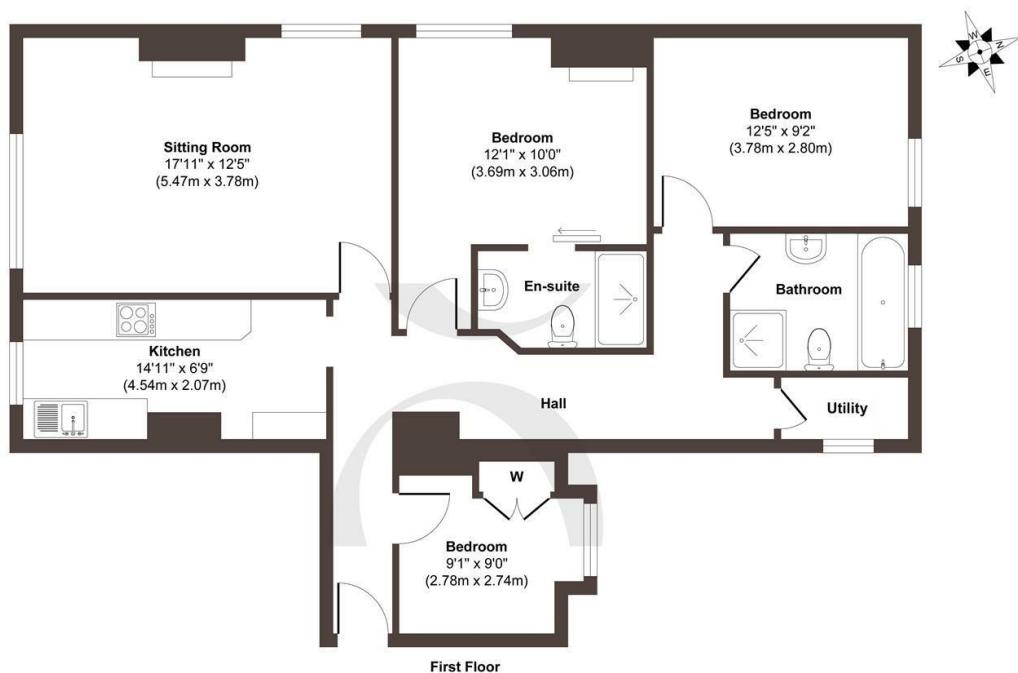
For leisure and convenience, the commuter town of Redhill is approximately two miles distant and provides a wide range of facilities, including The Light cinema and leisure complex, alongside the well-regarded Donyngs sports centre and swimming pool. Reigate, around three miles away, offers a more traditional market town experience with an impressive selection of shops, cafés and services. Its charming streets combine the best of English market town life with a modern, cosmopolitan edge, where independent boutiques sit comfortably alongside familiar high street names.

Families are well served by an excellent choice of schools in both the state and independent sectors, while transport links make commuting refreshingly straightforward. Merstham station is around a mile away on foot, with frequent Southern Rail services to London Bridge and Victoria. Redhill further enhances connectivity, offering Southern and Thameslink services into London in as little as 35 minutes. Road links are equally convenient, with the M25 (Junction 8) easily accessible, Gatwick Airport approximately ten miles to the south and Heathrow within 30 miles, making this an ideal base for both local life and wider travel.









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## The Details

- First floor apartment with elegant period proportions
- Generous double-aspect reception room filled with
  - natural light
- Feature fireplace providing a charming focal point
- Modern fitted kitchen with a range of units and appliances
- Southerly-facing views over gardens and towards Galton Park
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- Allocated parking space located at the front of the property
- Principal bedroom with modern en suite shower room
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Size  
Approx 947.00 sq ft

Energy Performance Certificate (EPC)  
Rating F

Council Tax Band  
D



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# Let's Talk

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