

STONE



Ironsbottom 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



Along a winding country lane leading south from Reigate, the landscape begins to soften into open fields, mature trees and the quiet lanes of the Surrey countryside. Set among a pretty row of cottages in Ironsbottom, this charming two bedroom home feels very much part of its rural surroundings. Its traditional façade pairs warm red brick with white render, while a box bay window is framed by established planting.

The front reception room is a cosy retreat, considered without feeling overly styled. Clean white walls and simple panelling create a calm backdrop, while the box bay window draws plenty of natural light into the room. Built-in storage beneath makes clever use of the space, with bespoke shutters ready to temper the low evening sun. The focal point, however, is the log-burning stove, set into a partially exposed brick chimney breast – a detail that gives the room warmth and character.

At the centre of the house, a dedicated study introduces valuable flexibility. Currently arranged as a home studio in quiet, neutral tones, it provides a defined place to work without encroaching on the main living areas – equally suited to creative projects or the realities of working from home.



It is towards the rear that the house takes on a distinctly more contemporary character. The kitchen and living space has been opened up to create a bright, sociable room designed around everyday life. Pale grey Shaker cabinetry is finished with brass handles and crisp white worktops, while tiled flooring introduces a more traditional note that sits comfortably with the cottage's original character. Above, an expansive skylight draws daylight deep into the room. Beyond the kitchen, there is space for both dining and relaxed seating, making this an easy setting for everything from a quiet breakfast to a table full of friends. Bifold doors open almost the entire rear elevation to the garden, creating a natural connection between indoors and out during the warmer months.



The garden has been landscaped as a series of distinct outdoor spaces rather than a single stretch of lawn. Immediately outside, a pebbled terrace and stepping stones create a natural place for the barbecue and outdoor dining table. From here, a brick path winds between established planting and trees. Continue to the far end of the garden and there is another pebbled seating area, positioned to make the most of the evening light. It is easy to imagine summer days ending here around a firepit as the sun drops beyond the garden.

Contemporary in design, the garden room is an impressive addition. Large square windows frame dual-aspect views of the greenery, while black Crittall-style doors open the room to its surroundings. Inside, acoustic wall panelling and integrated LED lighting give the space a polished finish. It could readily become a substantial home office, creative studio or gym, with blinds providing shade from the brighter morning sun when required.

Upstairs, the generous principal bedroom is a cosy retreat, with wall panelling adding subtle character and texture. The second bedroom continues the home's calm, neutral palette, with built-in wardrobes providing practical storage. Completing the floor is the family bathroom, where heritage-inspired contemporary fittings pair crisp white sanitary ware with polished chrome hardware – a considered finish that feels entirely in keeping with the character of the cottage.





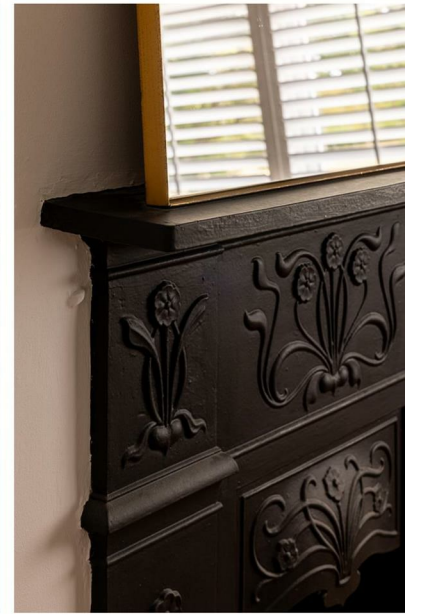


The wider setting offers that increasingly sought-after balance between countryside and town. Ironsbottom is surrounded by the rural landscape south of Reigate, yet the town itself is only around an eight-minute drive away. Reigate brings together Priory Park, cafés and coffee stops, restaurants and pubs, independent boutiques and familiar high-street names, all within an attractive and highly regarded Surrey market town.

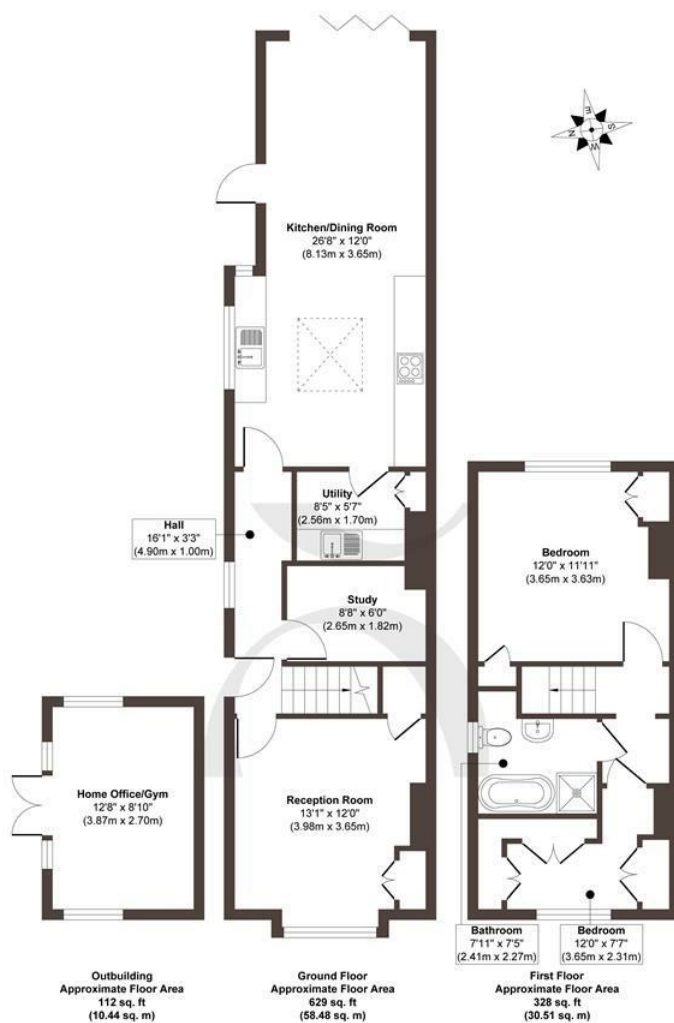
For a slower pace, nearby Leigh has all the hallmarks of village life, centred around its church and green, with The Plough providing a particularly convenient country-pub stop. Families are also well served by the wider Reigate area, with schools including Sandcross Primary School, Reigate School and independent options such as Reigate Grammar School and Dunottar School within the surrounding area. Reigate Grammar School itself sits close to the town centre, cafés, shops and Priory Park.

Despite the country setting, connections remain straightforward. Reigate Train Station provides rail connections towards Redhill and beyond, while stations to the south and east offer further routes towards Gatwick. Reigate is around nine miles from Gatwick Airport, making the location particularly practical for regular travellers. It is a position that manages the useful trick of feeling removed from town without being remote: countryside outside the door, village life close by and Reigate's shops, schools and connections within easy reach.









Approx. Gross Internal Floor Area 1069 sq. ft / 99.43 sq. m (Including Outbuilding)
 Approx. Gross Internal Floor Area 957 sq. ft / 88.99 sq. m (Excluding Outbuilding)

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

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The Details

- Charming two bedroom cottage in the semi-rural Ironsbottom setting
- Characterful reception room with panelling, bespoke shutters and log-burning stove
- Beautiful open plan kitchen, dining and living space
- Expansive skylight and bifold doors drawing in natural light
- Generous, thoughtfully landscaped rear garden with several seating areas
- Contemporary garden studio with Crittall-style doors, acoustic panelling and LED lighting
- Comfortable principal bedroom, with a walk-in wardrobe built into the second bedroom
- Beautiful bathroom, with heritage-inspired modern fixtures
- Landscaped driveway providing off-road parking
- Permitted development granted for loft conversion

Energy Performance Certificate (EPC)

Band D

Council Tax Band

D



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Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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