

STONE



*Chart Lane RH2*

Guide price: £1,750,000 - £1,950,000



*“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*



Guide price: £1,750,000 to £1,950,000.

There is something quietly magical about arriving at this home on Chart Lane, where light, landscape, and architecture come together with effortless ease. This is not just a house; it is a story unfolding—of mornings framed by garden views, of family life that finds space to both gather and retreat, and of interiors that gently surprise you at every turn.

Step through the door and the first thing you notice is the play of levels. The layout carries an endearing quirkiness— The homes trademark split-levels and the occasional playful step—making the space feel less like a formulaic house and more like a home with personality. Each bedroom, tucked along the ground floor, shares the same joyful advantage: wake up and look straight onto the garden. Whether it's the soft glow of early light filtering through, or the rich greens of summer in full bloom, the connection to nature is immediate and restorative. One room even conceals a deep, inset wardrobe, as practical as it is pleasing. Bathrooms, meanwhile, are beautifully considered, with fittings and finishes that balance quality and comfort in equal measure.







The living room is the heart of the home, where natural daylight pours in from every angle. Double-aspect windows frame the ever-changing drama of the South Downs. The balcony invites you to step outside and breathe in the vastness of the view—particularly captivating at sunset, when the north side is drenched in a painterly light. Despite its generous proportions, the room remains intimate, the kind of space where friends gather and evenings slip quietly by.

The kitchen takes on a dual personality: both a practical place for culinary creativity and a snug retreat where a wood burner glows on colder days. With its triple-aspect light, including a skylight that draws the eye upward, it is a space designed for conversation, connection, and comfort. Open the doors and you're instantly part of the garden, blurring the line between inside and out.

And then, a surprise: a glass extension, discreet yet brilliant, where a six-person office has been created. Fully networked, with underfloor heating and its own ventilation, it's a workspace that adapts as life does. Today, an office; tomorrow, perhaps a hideaway man cave or a spirited teenage party room. Its versatility is part of the property's charm—a home that grows and shifts with its occupants.













Chart Lane offers more than an address; it offers a rhythm of living that feels both timeless and contemporary. Here is a house where design quirks are celebrated, where daylight is a constant companion, and where every view—whether to the garden or the South Downs beyond—reminds you of the privilege of place.

A short stroll brings you to Reigate's historic high street, lined with boutique shops, artisan cafés, and celebrated restaurants. Whether it's fine dining at The Ivy, brunch at Cullenders, or picking up local produce at the market, daily life here feels as effortless as it is enriched.

Reigate Station is within easy walking distance, offering direct links to London Bridge and Victoria, making this home an excellent choice for commuters. For those heading further afield, the nearby M25 and Gatwick Airport ensure quick access to road and air networks.

This part of Reigate, with its quiet leafy roads and striking Victorian architecture, blends heritage and modern convenience beautifully. Life here moves at just the right pace: unhurried, connected, and steeped in character.







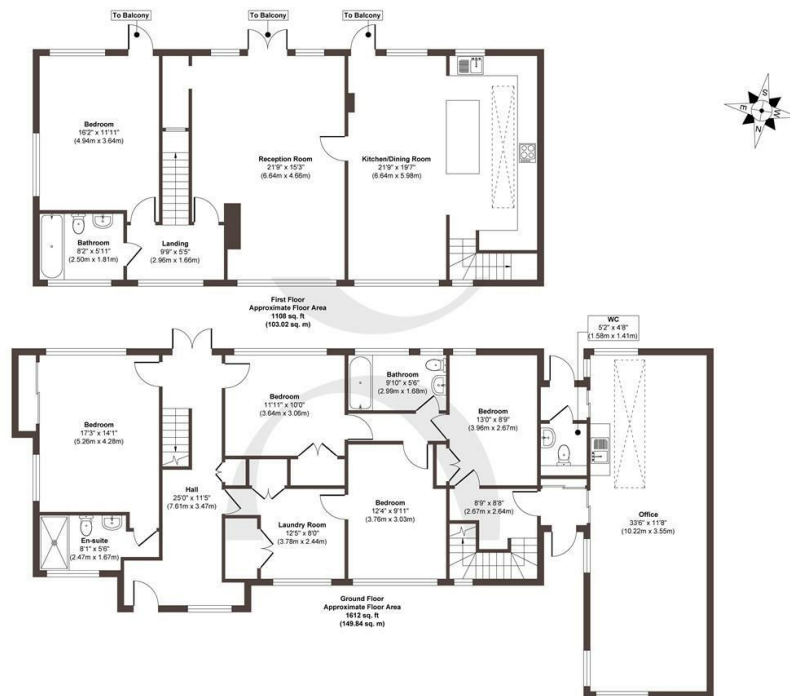






## The Details

- Master bedroom with direct garden views for a serene wake-up every morning
- Generously sized living room with double aspect windows and balcony access
- Triple-aspect kitchen with rooflight ensures an abundance of natural light
- Contemporary glass extension designed as a office
- Kitchen doubles as a sociable snug, complete with woodburner
- Double aspect windows maximise light and views
- Direct kitchen-to-garden access, perfect for entertaining
- Fully networked workspace with underfloor heating



**Approx. Gross Internal Floor Area 2720 sq. ft / 252.86 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

Size  
 Approx 2720.00 sq ft

Energy Performance Certificate (EPC)  
 Rating D

Council Tax Band  
 F





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## Let's *Talk*

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