



*Croydon Road RH2*

£1,175,000

*“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*



Set back along one of Reigate's quietly confident residential roads, this handsome detached house on Croydon Road offers a way of life that feels both considered and gently aspirational. Positioned just under a mile from the heart of Reigate town centre, it enjoys that elusive sweet spot: close enough to stroll into town for coffee, markets or an evening at the cinema, yet far enough removed to feel distinctly peaceful at the end of the day. From the moment you arrive, the sense of space is apparent, with ample off-street parking lending a reassuring practicality to what is, above all, a beautifully balanced family home.

Crossing the threshold, the house immediately reveals its generosity. The principal sitting room is a wonderfully elegant space, where a classic bay window draws in soft natural light and a fireplace provides a comforting focal point — a room that invites both quiet evenings with a book and convivial gatherings with friends. Adjoining this is a second reception room, currently used as a cosy family snug, but easily adaptable as a playroom, formal dining room or media space, depending on the rhythms of daily life. Together, these rooms offer flexibility without compromise, allowing the house to evolve with its occupants over time.



To the rear, the kitchen and diner forms the true heart of the home. Contemporary in design yet warm in atmosphere, it is a space designed for modern living, where cooking, eating and socialising happen seamlessly. There is ample room for a large dining table, making it ideal for entertaining, while doors opening onto the garden encourage an easy flow between indoors and out during the warmer months. A separate utility room discreetly manages the practicalities of family life, while a downstairs WC adds an extra layer of convenience that is always appreciated.

Upstairs, the sense of calm continues. Four generous double bedrooms are arranged to offer privacy and comfort, each providing a peaceful retreat at the end of the day. A smaller fifth bedroom works beautifully as a study or nursery, ideal for those who require a dedicated home-working space or simply a quiet corner away from the hubbub below. The family bathroom is stylish and well-appointed, while an additional shower room ensures that busy mornings run smoothly, even with a full house.

Outside, the garden is a true joy. Extending to approximately 90 feet and benefiting from a coveted southerly aspect, it is bathed in sunlight for much of the day and feels both expansive and wonderfully private. Whether hosting long, languid lunches, children playing freely on the lawn, or simply enjoying a moment of stillness with a morning coffee, this is a garden that adapts to every mood and season. At its far end sits the studio room — a thoughtful and versatile addition by the current owners. Light-filled and wonderfully secluded, it offers endless possibilities: a home office removed from the main house, a creative studio, a gym or a peaceful retreat in which to focus and unwind.







Croydon Road is one of North Reigate's most desirable addresses, perfectly positioned to enjoy both the natural beauty and urban convenience the area has to offer. The home enjoys far-reaching views across to Reigate Hill, a scenic haven for walks and outdoor pursuits. Wray Common, just footsteps away, provides further green space for dog walks.

Reigate train station is within easy reach, offering direct connections to London, while the town's excellent road links, including the nearby M25, make for seamless commuting. Families are well catered for, with a selection of outstanding primary and secondary schools in the vicinity.

A short distance away, the historic Reigate High Street offers a charming blend of independent boutiques, acclaimed restaurants, and inviting cafés, all set against the backdrop of the town's rich heritage and Priory Park's outstanding green spaces. With its blend of character, convenience, and a prime setting, this home offers an exceptional lifestyle in one of Surrey's most sought-after locations.

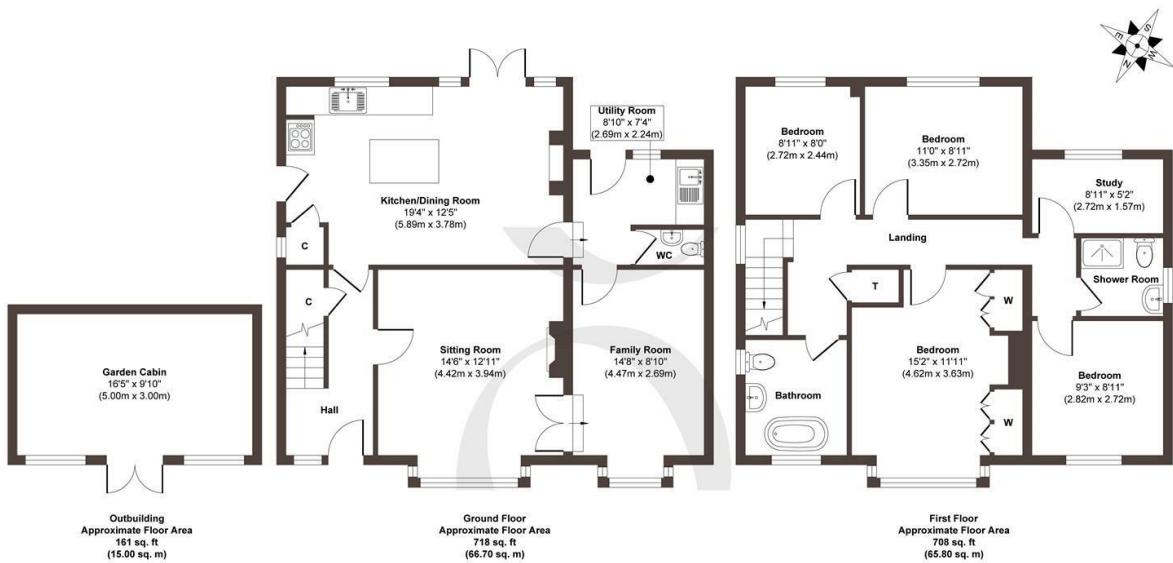






## The Details

- Flexible 4/5 bedroom accommodation arranged over two floors
- Second reception room ideal as a family room, snug or playroom
- Purpose-built garden studio with multiple uses
- Ample off-street parking for several vehicles
- Quiet residential setting with a settled, leafy feel
- Spacious bay-fronted sitting room with feature fireplace
- Four well-proportioned double bedrooms
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**Approx. Gross Internal Floor Area 1587 sq. ft / 147.50 sq. m (Including Outbuilding)**

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

Produced by Elements Property

STONE

Size  
Approx 1587.00 sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
F



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# Let's Talk

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