



Blanford Road RH2

Offers over £1,100,000

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

————— *The Stone Family*



There are homes that feel generous, and then there are homes that feel genuinely rare. This Oak Lodge apartment belongs firmly in the latter category. Occupying the entire ground floor of a grand Edwardian residence on one of Reigate's most established roads, this remarkable conversion spans more than 2500 sq ft and offers something almost unheard of in the local market: a substantial private annexe, beautiful large, landscaped garden and the scale of a detached house, all wrapped within an elegant period setting.

Originally built as an impressive Edwardian villa in 1905 before being thoughtfully converted into three expansive apartments in the 1950s, Oak Lodge retains the architectural confidence of its former life. The private entrance immediately sets the tone. A soaring vestibule, rich with period detail, creates a sense of arrival that feels more country house than apartment.



Beyond, the home unfolds into a striking open plan kitchen and dining space where lofty ceilings, oversized carved door frames and ornate cornicing celebrate the building's heritage. Contemporary cabinetry brings the kitchen firmly into the present day, while original parquet flooring underfoot quietly anchors the room in its past. An archway leads through to a practical utility space, allowing the main room to remain as elegant as it is functional.

The reception room is, quite simply, spectacular. A marble fireplace forms a natural focal point, bringing a timeless sense of occasion to the space. Oriel windows sit either side of the chimney breast, drawing in shifting natural light throughout the day and framing leafy views beyond. At the far end, a deep box bay window creates a second dining area where morning coffee, long lunches and evening entertaining all feel equally at home. A door opens directly onto the terrace, creating an easy connection between house and garden.



Outside, the gardens are every bit as impressive as the interiors. South-facing and entirely private to Oak Lodge, they have been carefully landscaped to function as an extension of the living space. The stone terrace captures sunlight throughout the day, while sleeper beds introduce layers of mature planting, seasonal colour and texture. Steps rise to an elevated lawn bordered by established trees, creating both privacy and a sense of enclosure. Carefully positioned seating areas encourage different perspectives of the garden as it changes with the seasons, while a covered seating area provides a sheltered place to pause and enjoy the view back towards the house.

Positioned beside the reception room, the principal bedroom mirrors many of the same qualities that make the living space so memorable. Another generous box bay window draws the gardens into view, filling the room with natural light and a quiet sense of calm. Built-in wardrobes provide excellent storage, while an ensuite wet room introduces a layer of everyday luxury. It is a room of rare proportions, where the garden becomes part of the backdrop and birdsong drifts in through open windows.

The second double bedroom offers welcome flexibility. Currently arranged as a sophisticated second sitting room and home-working retreat, it features a characterful window and an attractive tiled fireplace that serves as a reminder of the property's Edwardian origins. A family bathroom completes the accommodation within the principal residence.

Steps descend to a convenient cellar. Currently arranged as a home workout space and television snug, it offers valuable additional space alongside several substantial storage rooms, including a former wine store. For those accustomed to sacrificing storage in period homes, this is a welcome and highly practical surprise.







Then comes the element that truly sets Oak Lodge apart.

Concealed behind a door from the kitchen/dining room, and also accessed independently from the drive, is a substantial one bedroom annexe that feels like a home in its own right, with its own entrance and garden access. The annexe offers exceptional versatility. A generous double bedroom with fitted storage is served by a spacious ensuite bathroom, while a separate fitted kitchen, bright living room, dedicated study, cloakroom and utility space provide all the ingredients for independent living. Whether used for multi-generational family life, visiting guests, a live-in relative, professional workspace or supplementary income, it is a feature rarely found and almost impossible to replicate within an apartment setting in Reigate.

Reigate remains one of Surrey's most sought-after market towns, balancing a vibrant High Street with a distinctly leafy atmosphere. Independent cafés sit alongside well-known restaurants, boutiques and everyday conveniences, it's relaxed café culture making it as enjoyable for a morning coffee as it is for an evening meal.

Green space is woven into daily life here. Priory Park, with its open parkland, lake, woodland walks, tennis courts and café, sits close by and provides a natural extension of the town itself. For commuters and explorers alike, Reigate Station provides regular services towards London, Gatwick Airport, Guildford and Reading, while the M25 and wider motorway network are easily accessible.

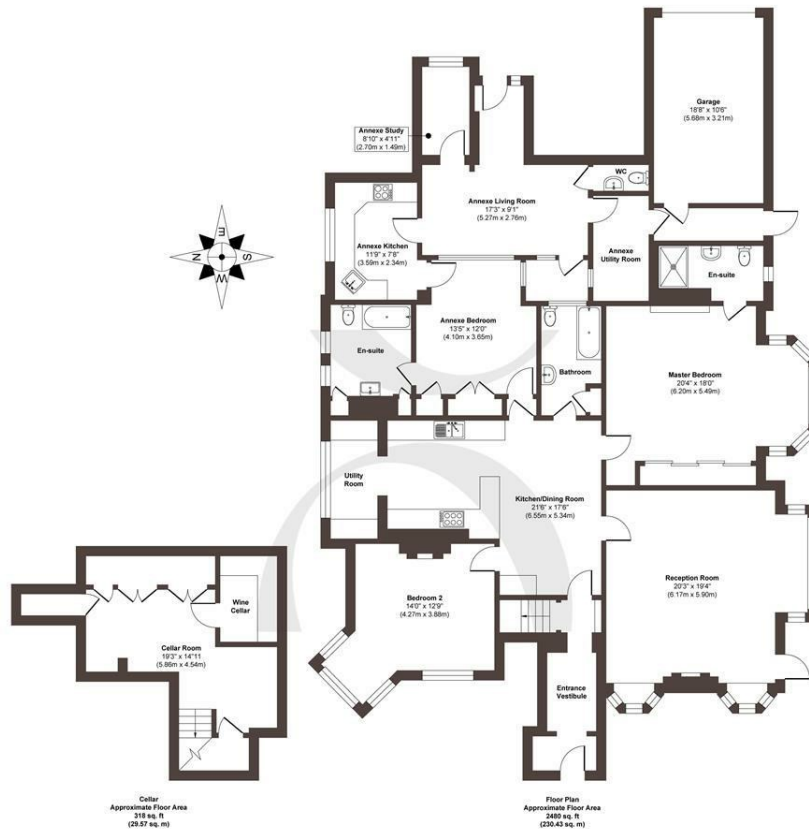






The Details

- An exceptionally rare offering: A ground floor Edwardian conversion apartment within a grand former detached residence
- Contemporary fitted kitchen and open plan dining space
- Spectacular reception with oriel windows, marble fireplace, box bay window and garden access
- Exclusive south-facing private garden, with landscaped terrace and mature planting
- Principal bedroom of exceptional proportions and en-suite shower room
- Second bedroom with unique projecting window bay and beautiful tiled fireplace
- Generous cellar space with extensive storage
- The property also benefits from a private entrance, off-road parking and a garage
- Share of freehold, with no service charge or ground rent, and long lease – please enquire for further details
- Rare and substantial adjoining one bedroom annexe, with kitchen, bathroom, living space and private entrance



Approx. Gross Internal Floor Area 2798 sq. ft / 260.00 sq. m

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

Produced by Elements Property

STONE

Energy Performance Certificate (EPC)

Band F – Annexe: C

Council Tax Band

E – Annexe: B



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Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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