

STONE



*Windmill Way RH2*

£675,000



*“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 quietly back on Windmill Way, at the far end of a peaceful cul-de-sac, this detached three-bedroom bungalow offers a way of living that feels increasingly rare: unhurried, grounded and gently connected to its surroundings. There is a sense of retreat here, where traffic noise gives way to birdsong and the rhythm of the day is set by light moving across the garden and the reassuring presence of the nearby windmill, a local landmark that lends both character and a pleasing sense of place.

The arrival is understated and welcoming. Step into the entrance hall and the house immediately reveals its calm, balanced layout, with rooms unfolding logically and generously. The lounge–diner is the heart of the home: a bright, airy space that lends itself as easily to quiet afternoons as to convivial evenings. Large windows draw the eye outward, framing the landscaped garden beyond and allowing natural light to flood the room throughout the day. It is easy to imagine this space styled with layered textures, linen sofas and soft lighting, evolving effortlessly with the seasons. The adjoining kitchen sits conveniently alongside, functional and neutral in tone, offering a blank canvas for those keen to introduce contemporary cabinetry, statement lighting or a more open, sociable feel.







Accommodation is comfortably arranged, with three well-sized bedrooms that feel restful and private. The principal bedroom benefits from its own en-suite, creating a sense of separation and ease, while the remaining rooms are versatile enough to suit guests, family or creative use. A separate study, ideal as a home office, reading room or studio, and a reminder of the thoughtful details that give the house its quiet personality.

Outside, the garden is a particular joy. Beautifully landscaped and clearly well cared for, it offers both structure and softness, with established planting that creates interest throughout the year. There is space here for morning coffee in the sun, long lunches on warm days and evenings spent watching the light shift across the windmill in the distance. The view anchors the garden, giving it a gently romantic, almost pastoral quality that feels both soothing and timeless. A garage adds practicality, discreetly positioned to support everyday life without intruding on the calm of the setting.

While the property would benefit from decorative modernisation, it is entirely liveable as it stands, presented in neutral tones that allow new owners to move in and gradually make their mark. For those with vision, this is a home with strong foundations and generous proportions, ready to be reimagined with contemporary finishes while retaining its relaxed, bungalow charm.













Life on Windmill Way is shaped by its enviable Reigate setting, where a strong sense of community meets everyday convenience. Well-regarded local schools are within easy reach, making the area particularly appealing to families, while Reigate town centre offers an excellent mix of independent shops, cafés and practical amenities, all just a short drive or gentle walk away.

For commuters, transport links are reassuringly straightforward. Reigate station provides regular services into London, while nearby road connections offer easy access to the M25 and beyond, placing both Gatwick Airport and the wider South East comfortably within reach. Despite this connectivity, the area retains a distinctly relaxed, almost rural atmosphere.

Green space is a defining feature of life here. Priory Park and the rolling expanse of Reigate Hill and the North Downs are close at hand, ideal for dog walks, morning runs or unhurried weekend strolls. Local favourites include coffee at a family-run café on the High Street, a long lunch at one of the town's quietly confident pubs, or a walk up to the viewpoint for far-reaching views across the Surrey countryside—small, everyday pleasures that make this corner of Reigate such a rewarding place to call home.



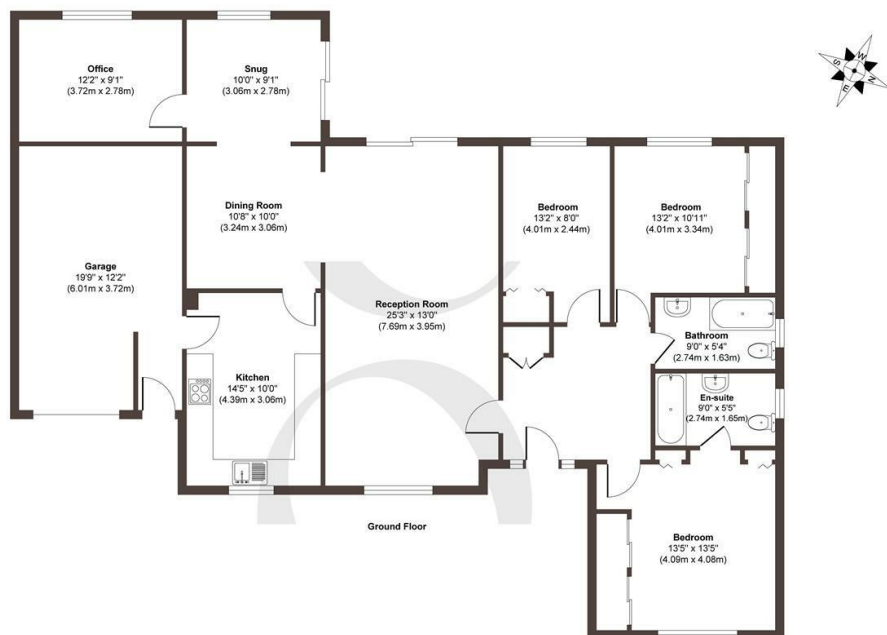












**Approx. Gross Internal Floor Area 1704 sq. ft / 158.35 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

**STONE**

## The Details

- Peacefully positioned at the end of a quiet cul-de-sac on sought-after Windmill Way
- Light-filled lounge-diner designed for relaxed, everyday living
- Three well-proportioned bedrooms with flexible use
- Open views towards the iconic local windmill
- Garage providing practical storage and parking
- A reassuring sense of privacy rarely found so close to town
- A setting that feels both picturesque and quietly cinematic
- A home that invites gradual, thoughtful personalisation

Size  
 Approx 1704.00 sqft

Energy Performance Certificate (EPC)  
 Rating TBC

Council Tax Band  
 G





# STONE

## Let's *Talk*

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