

STONE



Conifer Close RH2

£595,000

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

The Stone Family



Discreetly positioned in one of Reigate's most central positions, this beautifully re-imagined home on immediately impresses with its sense of space, light and calm. Despite its central location, the house feels calm and cocooned.

This home is notably generous in its proportions, with spacious rooms positioned to maximise natural light, benefitting from lateral space that is rarely found so close to the town. Inside, the interiors unfold with bold colours and confidence. A palette of light, earthy tones enhances the space, allowing light to move freely throughout the ground floor.

The kitchen is a statement not only in style but in scale, thoughtfully designed to accommodate a breakfast corner and large rangemaster oven. Confident teal cabinetry adds depth and character, while integrated appliances and expansive worktops ensure it remains highly functional. This is a kitchen with room to cook, host and gather, a natural hub where conversation flows as easily as the space itself.



The expansive lounge, dining and family room is the undeniable heart of the home, wonderfully adaptable and designed to accommodate modern family life with ease. There is ample room for entertaining on a larger scale, or simply to spread out and relax, with each area clearly defined yet connected.

Bi-fold doors stretch across the living space, reinforcing the width while drawing the eye through to the south-facing garden. When opened, the house breathes, extending the living space outdoors. Long summer lunches, impromptu gatherings and relaxed evenings unfold effortlessly, with the landscaped garden offering space to entertain and unwind. A raised decking area provides the perfect spot for morning coffee or evening drinks as the day draws to a close.

Upstairs, the large principal bedroom is calm and indulgent, offering generous proportions, built-in storage and a sense of quiet retreat. Two further double bedrooms provide excellent flexibility, one benefitting from a sleek en-suite shower room, while the family bathroom is beautifully appointed with a freestanding bath, creating a hotel-like sanctuary in which to unwind.

With parking, a private garage and visitor spaces, everyday practicalities are seamlessly addressed, allowing the focus to remain firmly on the scale and quality of the accommodation within.







The location

Reigate itself is a town of enduring appeal, blending historic charm with a lively, contemporary feel. Independent boutiques, cafés and well-regarded restaurants line the High Street, while everyday amenities are close at hand for effortless living. From artisan bakeries to trusted local favourites, everything you need is within easy reach.

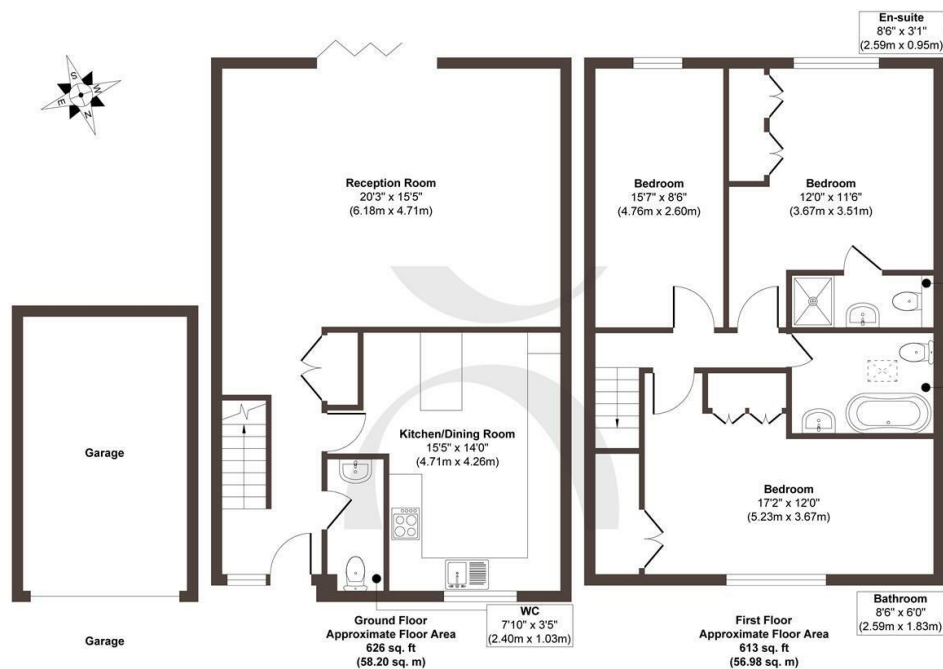
For commuters, the location is superb. Reigate station is within walking distance, providing direct and frequent services into London and beyond, while the nearby M25 offers swift connections to Gatwick Airport, Heathrow and the wider motorway network. Excellent bus links further enhance connectivity, ensuring that whether work or leisure calls, getting there is always refreshingly straightforward.

Families are particularly well served, with an excellent selection of highly regarded state and independent schools nearby, including Reigate Grammar, Dunottar and Holmesdale Community Infant School. Green spaces are equally abundant; Priory Park is just a short stroll away, offering wide open lawns, woodland walks and a brand new cafe, while the surrounding Surrey countryside beckons beyond.









Approx. Gross Internal Floor Area 1239 sq. ft / 115.18 sq. m (Excluding Garage)

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

Produced by Elements Property

STONE

The Details

- Beautifully re-modernised and thoughtfully redesigned home
- Stylish open plan lounge, dining and family room
- Expansive bi-fold doors opening onto the south facing garden
- Modern, bold kitchen with Rangemaster and sociable breakfast bar
- Three double bedrooms, including a principal with en-suite shower room
- Contemporary family bathroom and ground floor WC
- Private garage and allocated parking
- Within walking distance of Reigate's train station and Historic high street
- Close to Priory Park, Wray Common, Reigate Hill and surrounding green spaces

Size
Approx 1239.00 sq ft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
E



STONE

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