

STONE



Deerings Road RH2

£1,200,000

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

The Stone Family



There is an appealing individuality to this Victorian home, where original proportions, unexpected architectural details and a particularly generous five bedroom layout come together. Coming to the market for the first time in 25 years.

Its exterior immediately sets it apart: white-painted render and exposed brickwork are punctuated by decorative aggregate panels, while a shared timber veranda with ornate spandrels frames a bold red front door. Inside, the house retains much of the character that makes Victorian homes so enduring. The front sitting room is warm and inviting, centred around a dark timber fireplace with cast-iron insert and an ornate overmantel mirror above. A broad bay window, fitted with plantation shutters, draws in plenty of natural light, while high ceilings, decorative coving and an Arts and Crafts-style stained-glass pendant reinforce the room's period credentials.



The second reception room takes on an entirely different personality. Currently arranged as a music and reading room, timber flooring and a substantial bookcase give the space a rich, cocooning quality. Another period fireplace anchors the room, sympathetically restored by the current custodians, while an arched opening draws the eye through towards the lighter, open plan space at the rear. It is a room that could just as easily become a formal dining room, snug or second sitting room as life evolves.

Beyond, the kitchen and dining space is designed around everyday family life. Warm timber cabinetry is paired with dark granite worktops, a double Belfast sink and substantial range cooker, with a peninsula providing plenty of preparation space. Tall larder cupboards, integrated wine storage and a built-in bench introduce useful storage. At the far end, an extended dining area is wrapped in glazing, creating a naturally bright place for everything from weekday breakfasts to longer Sunday lunches, with doors opening directly onto the garden.



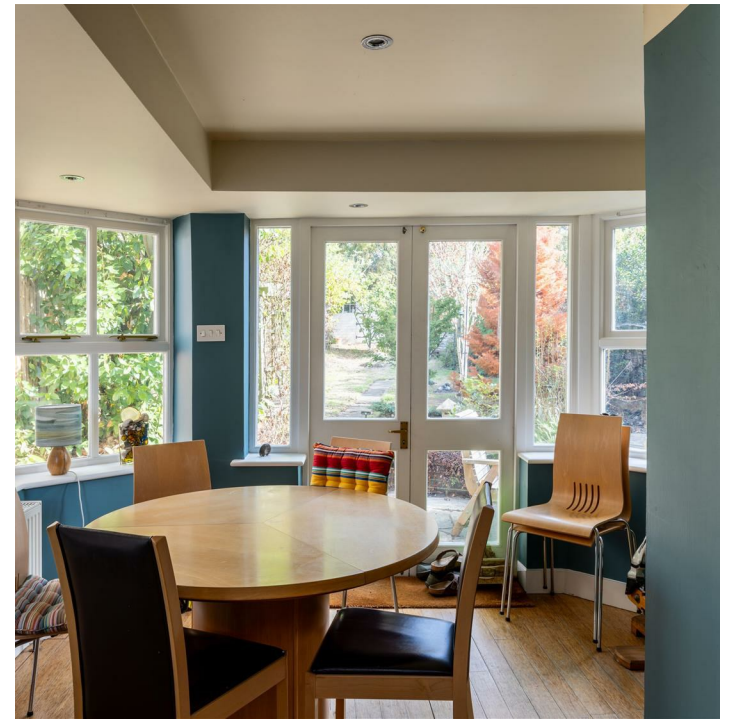
The established garden features a circular stone terrace that leads from the kitchen, a natural setting for summer dining, before a pathway leads through the lawn towards a pergola and further seating beyond. Mature silver birch, evergreens and climbing plants soften the boundaries, with bird feeders, a garden shed and smaller decorative details giving the space a pleasantly informal, lived-in quality.

Three double bedrooms occupy the first floor, each with its own character. The largest is particularly light, with twin shuttered windows and fitted wardrobes, while another pairs warm two-tone walls with a window overlooking the garden. The third takes a calmer approach with a simple neutral palette. A fourth, smaller bedroom is currently used as a dedicated study but would work equally well as a nursery or dressing room.

The family bathroom brings a more contemporary note, combining dark slate-effect tiling with warm timber cabinetry. A bath with overhead shower sits beneath a frosted sash window, while integrated storage, a modern basin and mosaic-lined niche make practical use of the space.

The principal suite occupies the upper level, creating a degree of separation from the rest of the bedrooms and giving the owners their own floor. Together with an en suite shower room, it completes a five bedroom arrangement that offers considerably more flexibility than the traditional Victorian façade might initially suggest.







There's a particular rhythm to life on Deerings Road. Children weaving between houses on Halloween with pillowcases full of sweets, neighbours gathering beneath fairy lights for summer street parties, windows dressed with festive displays in December. It's the sort of road where people know one another, where families stay for years, and where the sense of community feels increasingly rare — all quietly set within the heart of central Reigate.

The historic high street is just a short stroll away, lined with independent cafés, restaurants, bakeries and boutiques, alongside everyday essentials and larger retailers. There's an easy sense of convenience to the location, whether it's morning coffee runs, weekend brunches or evenings spent dining locally.

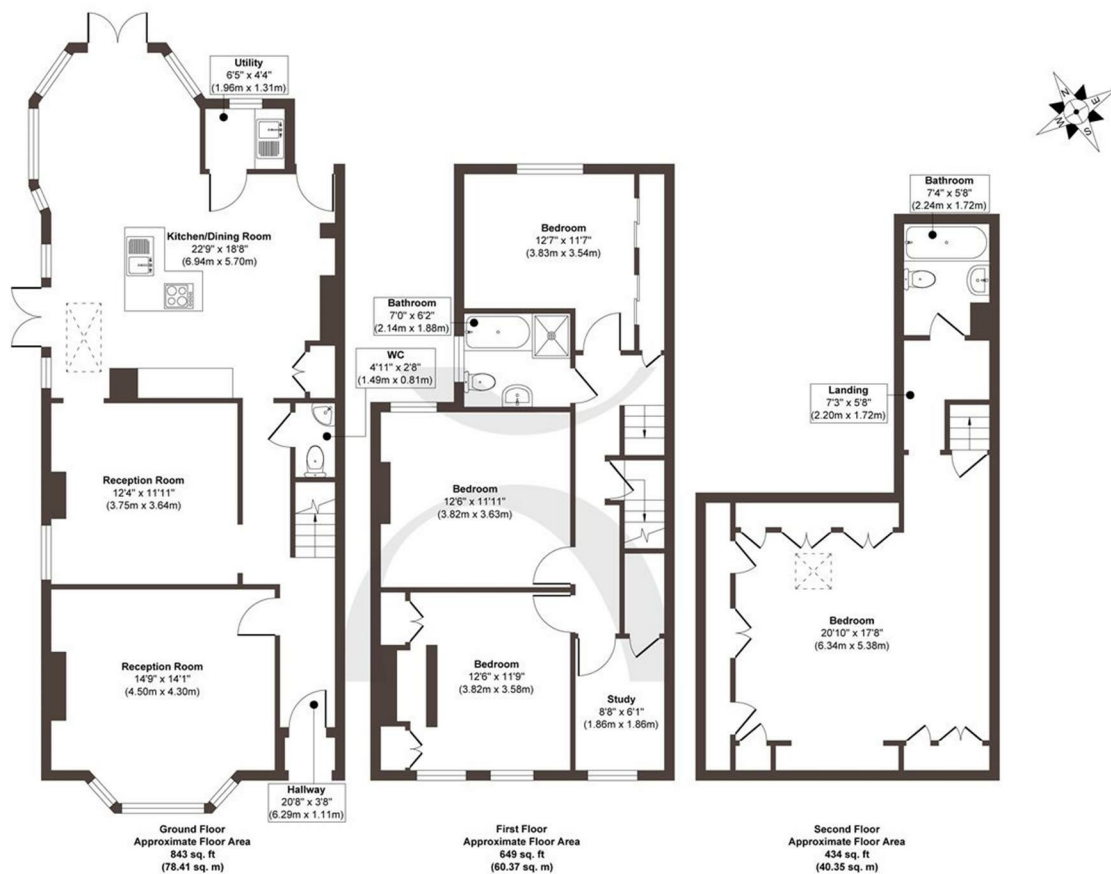
For families, the area remains one of Surrey's most sought-after settings, with an excellent selection of well-regarded schools nearby across both the state and independent sectors. Reigate Priory Park is within easy reach for tennis, playgrounds and open green space, while the surrounding Surrey Hills provide endless opportunities for walking, cycling and weekends outdoors.

Despite its relaxed, community feel, central Reigate remains exceptionally well connected. Reigate station is within walking distance, offering links into London, while nearby road connections including the M25 and Gatwick Airport make commuting and travel straightforward. It's a location that manages to feel both well-connected and quietly tucked away — something that continues to draw people here year after year.









Approx. Gross Internal Floor Area 1926 sq. ft / 179.13 sq. m

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

Produced by Elements Property

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The Details

- Characterful five bedroom Victorian semi-detached home
- A paved driveway adds the increasingly valuable benefit of off road parking
- New double-glazed sash windows throughout
- Inviting front sitting room with bay window, plantation shutters and beautiful original fireplace
- Generous second reception currently arranged as a music and reading room, with restored fireplace
- Spacious kitchen with extended dining area, discreet utility room and glazed doors opening directly onto the garden
- Established rear garden with mature planting and stone terrace
- Principal bedroom occupying the top floor with its own en-suite shower room
- Distinctive period façade with decorative detailing and a veranda-style entrance porch

Energy Performance Certificate (EPC)

Band

Council Tax Band

F



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