STONE



Lesbourne Road RH2

Guide price: £550,000-£575,000

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

The Stone Family





A Victorian home with personality, versatility and the best of Reigate on its doorstep.

Guide priced at £550,000 - £575,000.

There is something particularly appealing about a Victorian home that embraces its heritage while confidently introducing contemporary design. This beautifully individual property does exactly that, combining the proportions and character of its late Victorian origins with bold colours, thoughtful interiors and a wonderfully versatile layout.

Arranged across three floors, the accommodation offers a flexibility rarely found at this price point in Reigate. The upper ground floor provides two reception rooms and a kitchen, while the lower ground floor introduces a third reception room, equally suited to a guest bedroom, home office or snug. A guest WC adds further practicality, while upstairs, two bedrooms and a family bathroom provide a comfortable retreat. Throughout, considered decorative choices complement the period architecture, creating a home with genuine personality.

Outside, the south-facing garden offers a peaceful escape, with a freshly laid lawn, useful storage shed and space for outdoor dining. Whether enjoying a morning coffee or entertaining in the afternoon sunshine, it is a delightful extension of the living space.




YUKI
GADGET GIRLS


UTENSILS







Lesbourne Road offers a wonderful sense of community, with independent shops, a traditional butcher and the much-loved Nisou Café all on the doorstep. Just a three-minute walk away, Reigate's historic High Street provides an excellent selection of boutiques, restaurants and cafés, while nearby Priory Park offers beautiful open spaces, woodland walks and recreational facilities.

The area is particularly popular with families, thanks to its excellent choice of state and independent schools, including Reigate Parish Church Primary School, alongside several nurseries and secondary schools. Reigate railway station is within walking distance, offering convenient connections towards London, while the M25, Gatwick Airport and surrounding Surrey countryside are all easily accessible.

Combining a lively neighbourhood atmosphere with excellent amenities, green spaces and transport links, this is a location that makes everyday life in Reigate particularly enjoyable.

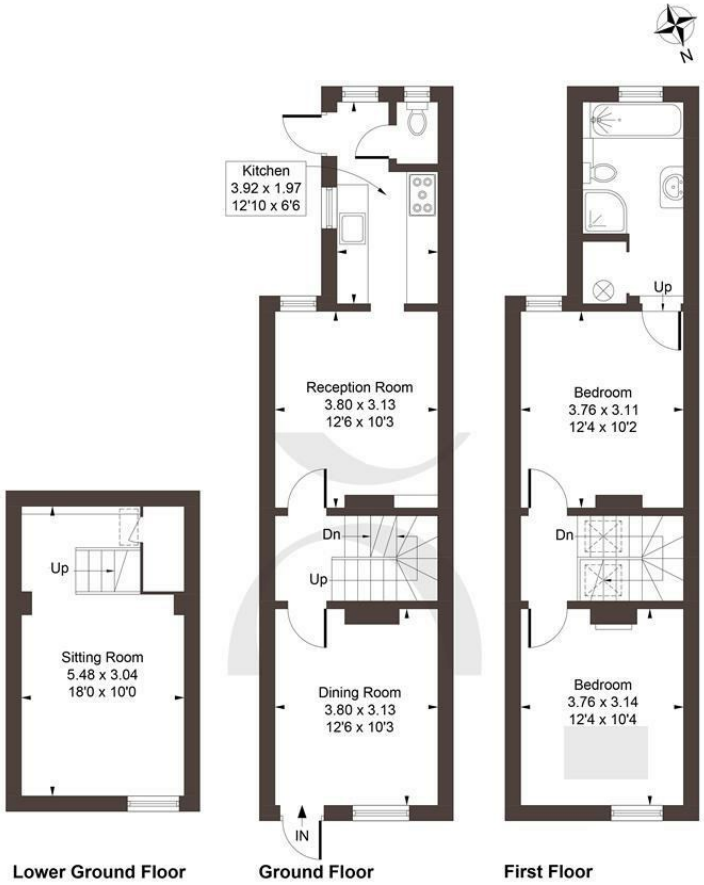












Approximate Gross Internal Area = 93.94 sq m / 1011 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

STONE

The *Details*

- *Guide price: £550,000 – £575,000*
- *Offered with no onward chain*
- *Late Victorian Period charms*
- *South Facing Garden*
- *Three versatile reception rooms*
- *Greek restaurant and cafe Nisou and Maison Du Velo cafe within a one minute walk*
- *Shallow, wide, wrap around staircase in the heart of the house*
- *Brand new windows on the rear of the house*
- *Catchment for several desirable primary and secondary schools*

Energy Performance Certificate (EPC)

Band E

Council Tax Band

D

STONE

Let's *Talk*

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