



# 1 Ridgemount Way, Redhill RH1 6JT

**£850,000**

A MODERN FAMILY HOME OVER 2000 SQFT IN A PRIVATE ROAD WITH A MATURE WESTERLY GARDEN.

Nestled within a quiet, exclusive development in the leafy St John's area of Redhill this stunning detached house would make a superb family home.

The extensive accommodation comprises large entrance hall, a triple aspect living room, a separate dining room, a kitchen/breakfast room, utility room, downstairs cloakroom as well as a family room/study. On the first floor there are five bedrooms, two en-suites and a family bathroom.

Outside, the block paved driveway provides off road parking to the front of the double garage which has been converted into a games room with fitted storage, power and track lighting. If required the garage could be easily re-instated. The mature gardens to the front and rear of the property are immaculately kept with extensive shrub borders and lawns.

The development itself is a private cul-de-sac tucked away off Redhill Common, yet still within easy reach of either Redhill or Reigate town centres, rail connections and excellent local schools.

**DIRECTIONS:** From Redhill take the A23 Brighton Road. Continue through the traffic lights and on the brow of the hill turn right into Pendleton Road. Follow the road past the Church and as you begin to cross the Common turn right into Mountview Drive which leads into Ridgemount Way.

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- PRIVATE ROAD
- DOUBLE GARAGE
- CUL DE SAC LOCATION
- TWO ENSUITES
- WEST FACING GARDEN
- EASY ACCESS TO TRAIN STATION
- CLOSE TO SCHOOLS





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

12'6 x 11'6 (3.81m x 3.51m)

**LIVING ROOM**

27'5 x 12'1 (8.36m x 3.68m)

**DINING ROOM**

12'11 x 10'3 (3.94m x 3.12m)

**KITCHEN/BREAKFAST ROOM**

12'11 x 12'9 (3.94m x 3.89m)

**UTILITY ROOM**

6'7 x 6'5 (2.01m x 1.96m)

**DOWNSTAIRS WC**

6'5 x 3'3 (1.96m x 0.99m)

**FAMILY ROOM/STUDY**

12'1 x 10'4 (3.68m x 3.15m)

**MASTER BEDROOM**

13'5 x 12'6 (4.09m x 3.81m)

**ENSUITE SHOWER ROOM**

7'1 x 5'8 (2.16m x 1.73m)

**BEDROOM TWO**

12'3 x 12'1 (3.73m x 3.68m)

**ENSUITE SHOWER ROOM**

5'10 x 5'7 (1.78m x 1.70m)

**BEDROOM THREE**

12'10(max) x 9'2 (3.91m(max) x 2.79m)

**BEDROOM FOUR**

13'11 x 10'1 (4.24m x 3.07m)

**BEDROOM FIVE**

9'4 x 9'2 (2.84m x 2.79m)

**FAMILY BATHROOM**

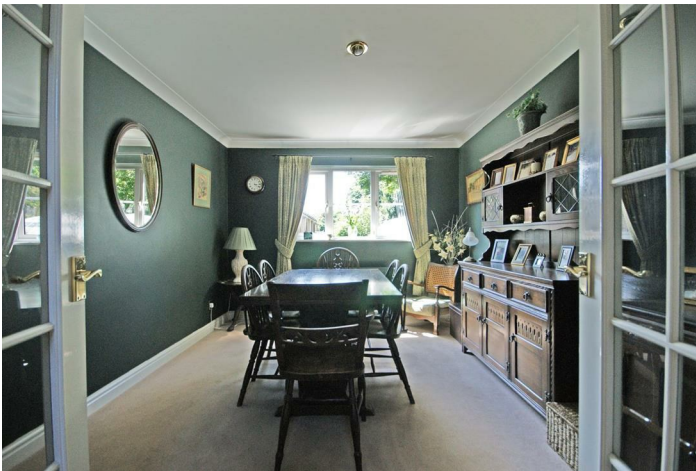
7'1 x 6'5 (2.16m x 1.96m)

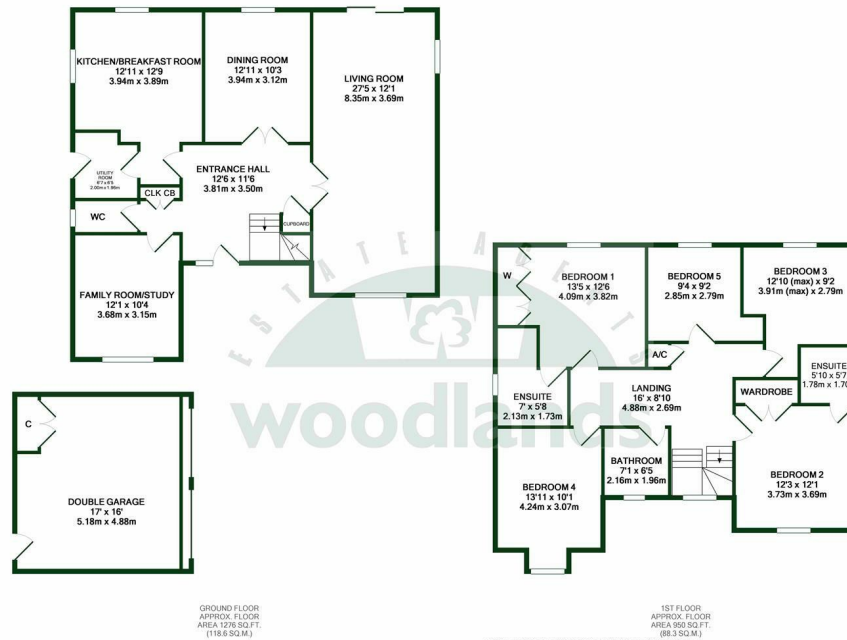
**CONVERTED GARAGE**

17'0 x 16'0 (5.18m x 4.88m)

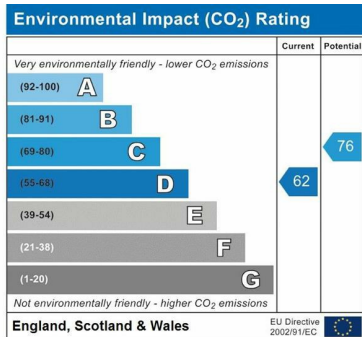
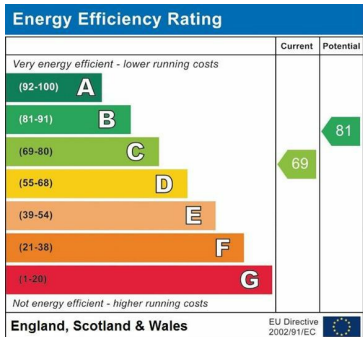
**ESTATE MAINTENANCE CHARGE: £450 PER ANNUM**

**COUNCIL TAX BAND: G**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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