



**11 WARENNE HEIGHTS CRONKS HILL ROAD, REDHILL, SURREY,  
RH1 6NA  
£1,100,000  
FREEHOLD**

**\*\*\* IMPRESSIVELY SPACIOUS FAMILY HOME, TUCKED AWAY IN A SOUGHT AFTER PRIVATE CUL DE SAC \*\*\***

Built 27 years ago, this detached house has been extended to offer exceptional, versatile space and would make an excellent family home for multiple generations.

Totalling nearly 3,000 square feet, and benefitting from extensive living space, this property is an absolute must see.

Through the front door you are greeted with a large entrance hall that has built in storage and a turned stair case to the first floor. There is a lounge which overlooks the cul de sac, a dining room, family room, spacious kitchen/breakfast room, a utility room, cloakroom and a study. On the first floor there is a landing with a tall feature window to the front, four double bedrooms, three of which benefit from en-suites, and a separate family bathroom. On the top floor there is a generous principal suite which has a large bedroom, en-suite bathroom with Jacuzzi bath, and a large dressing room with extensive wardrobe storage.

To the front of the house there is a driveway which will accommodate several vehicles, as well as access to a double garage with twin up and over doors, power, light and pedestrian access. At the rear you have a tiered, landscaped garden which is westerly in aspect and has both lawn and patio areas with a superb summerhouse. There is a handy side access which also has a gate that opens onto a very useful shortcut through to St Johns and onto Earlswood Common.

Redhill town centre, with its highly regarded transport links to London, can be found a little over a mile away, and has a new cinema and leisure complex, as well as a shopping centre. Alternatively, Reigate's historic market town centre can be found around a mile away, and offers a selection of boutique stores and some lovely restaurants.

- **SUPERBLY SPACIOUS**
- **THREE RECEPTION ROOMS**
- **FOUR ENSUITES**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: G**
- **VERSATILE HOME**
- **FIVE DOUBLE BEDROOMS**
- **DOUBLE GARAGE**
- **QUIET CUL DE SAC**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

12'5 x 10'8 (3.78m x 3.25m)

**LOUNGE**

14'0 x 12'1 (4.27m x 3.68m)

**DINING ROOM**

22'9 x 12'11 (6.93m x 3.94m)

**FAMILY ROOM**

24'8 x 15'2(max) (7.52m x 4.62m(max))

**KITCHEN/BREAKFAST ROOM**

29'2 x 14'5 (8.89m x 4.39m)

**UTILITY ROOM**

6'5 x 5'5 (1.96m x 1.65m)

**CLOAKROOM**

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

**STUDY**

12'0 x 10'3 (3.66m x 3.12m)

**FIRST FLOOR LANDING:**

**BEDROOM TWO**

20'11 x 9'4 (6.38m x 2.84m)

**ENSUITE SHOWER ROOM**

6'9 x 3'2 (2.06m x 0.97m)

**BEDROOM THREE**

13'2 x 12'5 (4.01m x 3.78m)

**ENSUITE SHOWER ROOM**

7'6 x 6'0 (2.29m x 1.83m)

**BEDROOM FOUR**

12'4 x 11'10 (3.76m x 3.61m)

**ENSUITE SHOWER ROOM**

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

**BEDROOM FIVE**

11'10 x 9'11 (3.61m x 3.02m)

**FAMILY BATHROOM**

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

**SECOND FLOOR LANDING:**

**MASTER BEDROOM**

14'5 x 13'5 (4.39m x 4.09m)

**ENSUITE BATHROOM**

8'7 x 7'5 (2.62m x 2.26m)

**DRESSING ROOM**

14'4 x 13'4 (4.37m x 4.06m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**50FT GARDEN**

**DOUBLE GARAGE**

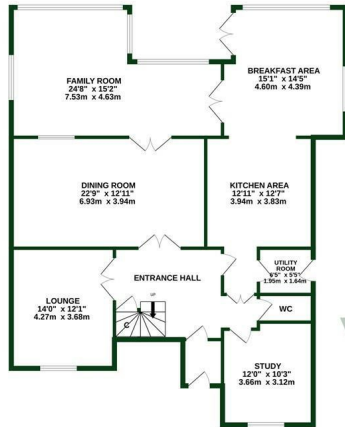
17'8 x 16'7 (5.38m x 5.05m)

**OFF ROAD PARKING FOR 4 CARS**

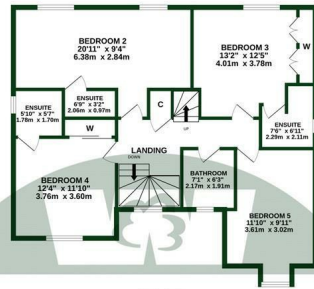
**ESTATE CHARGE: £643 PER ANNUM**



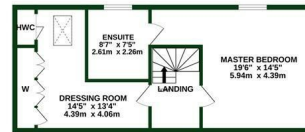
GROUND FLOOR  
1520 sq.ft. (141.2 sq.m.) approx.



1ST FLOOR  
952 sq.ft. (88.5 sq.m.) approx.



2ND FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



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TOTAL FLOOR AREA: 2981 sq.ft. (276.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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