



# Batts Hill, Redhill

Guide Price £750,000 - £800,000







We've lived here for 30 years, firstly with our young children and now with grandchildren visiting.

It's a home that's been great for gatherings of our family and friends; it allowed our growing family to have and enjoy their own space and it has also been a haven for rest when that's been needed too!

We've loved that the house is so central for schools, doctors, both town centres of Reigate and Redhill, getting to the train station and quick access to the M25. But at the same time it feels a peaceful place when you look at the wide views out of the house.







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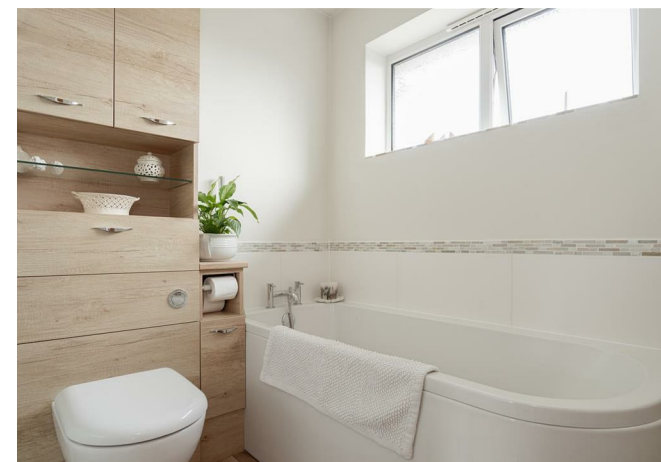
Perfectly positioned on the Redhill-Reigate borders, this spacious home offers a brilliant balance of comfort, practicality and space. Sitting within catchment for highly regarded primary and secondary schools, it's an ideal spot for families, while the short walk into Redhill town centre—complete with its mainline station offering direct links to London and Gatwick—adds to its appeal for commuters.

Stepping inside, the house immediately feels like a home. There's a natural flow to the layout, with generously sized reception spaces that allow for both relaxed family living and entertaining. The main living room is bright and inviting, while the additional reception rooms offer versatility—whether you need a formal dining space, a playroom, or a cosy snug to unwind in. The kitchen is spacious and functional, with plenty of room to cook, gather, and make it your own.

Upstairs, four well-proportioned bedrooms provide the kind of space that's often hard to come by. The principal bedroom is particularly impressive in size, while the others are equally balanced, making it a home that grows with you. A well-kept family bathroom serves the upstairs, maintaining a sense of practicality.

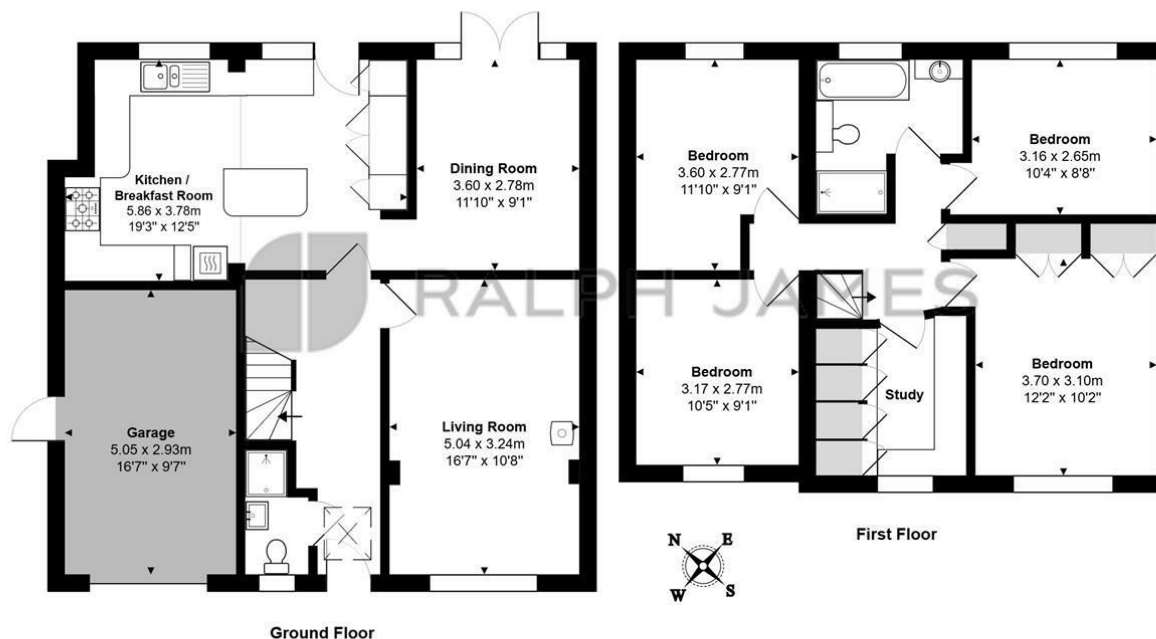
Outside, the garden offers a private, peaceful retreat—whether it's for summer barbecues, a morning coffee, or simply a quiet escape from the day-to-day. With fantastic country walks on the doorstep and Reigate's boutique shops and cafés just a short drive away, this location blends town convenience with countryside charm.

A well-maintained home in a sought-after spot, this is a great opportunity to settle into a fantastic part of Redhill and put your own stamp on a property with real potential.



## Need to know

- Located on the desirable Redhill-Reigate borders, offering the best of both towns.
- Four generous bedrooms, all well-proportioned and filled with natural light.
- Within catchment of highly regarded primary and secondary schools.
- A short walk to Redhill's mainline station, providing direct connections to London and Gatwick.
- Spacious and versatile living areas, ideal for both entertaining and day-to-day life.
- A well-sized kitchen with plenty of storage and potential to personalise.
- A large and private rear garden, perfect for relaxing or hosting in the warmer months.
- A new EV charger is fitted inside the garage
- A substantial detached residence spanning almost 1500sqft.
- Upstairs four piece family bathroom as well as a downstairs toilet and shower room.



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Total Area: 139.0 m<sup>2</sup> ... 1497 ft<sup>2</sup>

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## Interested?

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