

STONE



*Grovehill Road RH1*

Offers over £775,000

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

————— *The Stone Family*



Step into the charm of Grovehill Road, where Victorian elegance meets modern luxury in this splendid family abode. Nestled amidst the historical allure of 'Redgate', this property boasts a rare gem: off-road parking, a coveted treasure in these Victorian streets.

Prepare to be enchanted by the picturesque frontage, adorned with traditional yellow brick, two bay windows, and the crisp contrast of white render.

Two entrances beckon exploration: the ground floor invites you into a culinary haven, a bespoke kitchen resplendent with in-line cabinetry and antique gold accents. Imagine crafting culinary delights amidst this luminous space, with a convenient cloakroom and utility room nearby for seamless living. This space boats stone work tops and Corston fittings.

Venture further, and discover a courtyard sanctuary, perfect for al fresco cooking, with the flicker of a pizza oven or the sizzle of a BBQ. Beautifully presented, with ornate tiling and whitewashed walls.



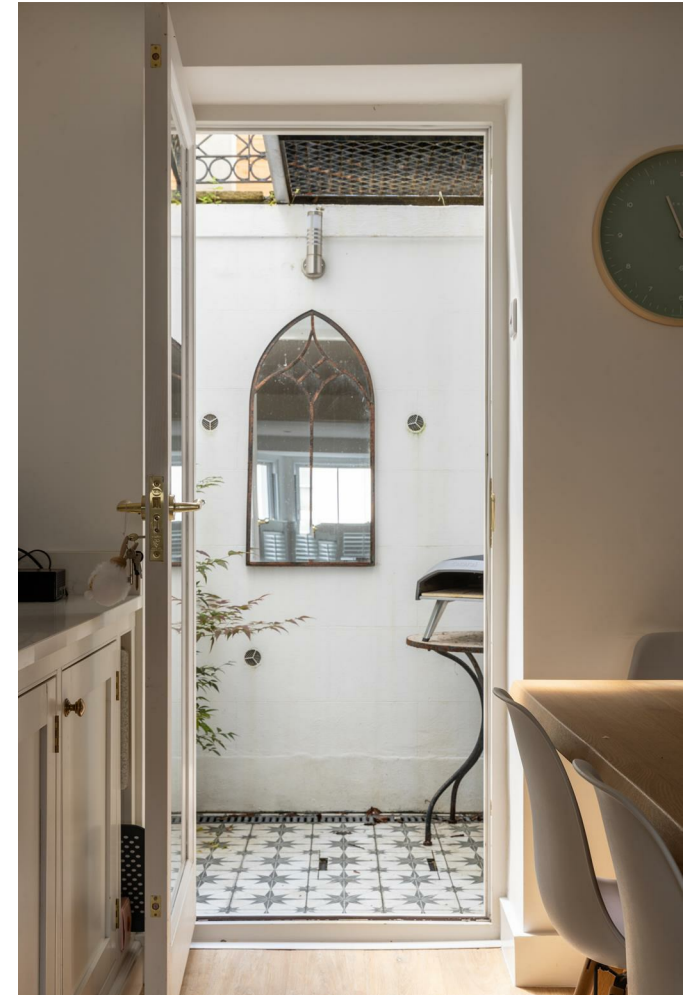
Ascend to the first floor and be greeted by a grand dual-aspect reception room. The original ornate fireplace dances harmoniously with modern panelling and a traditional radiator, creating a space that's as inviting as it is stylish.

Curl up by the bay window or let your imagination roam free in the play area, with a door beckoning you to the sun-drenched embrace of the south-facing garden. Completing this floor is a versatile study, where creativity finds its canvas amidst the home's timeless elegance.

Journey upwards to the second and third floors, where three generous double bedrooms await. Pamper yourself in the family bathroom or indulge in the luxury of an en-suite shower room.

With accommodation spanning four floors reminiscent of a London townhouse, this immaculately presented residence is more than just a home—it's a sanctuary where Victorian charm meets contemporary chic, promising a lifestyle of unparalleled elegance and comfort.







Just two miles down the road Reigate beckons, with its cobbled streets and centuries-old architecture, where quaint boutiques and artisanal cafes invite you to indulge. Stroll through the verdant tranquility of Priory Park or pop into one of the esteemed pubs and restaurants for an evening out.

Life in Grovehill Road is about modern convenience thanks to Redhill's excellent transport links and vibrant lifestyle offerings. With its close proximity to major rail and road networks, including the nearby Redhill Station, residents enjoy effortless connectivity to London and beyond.

For families with children, Charman Road offers access to an array of top-rated schools and educational facilities, from prestigious primary schools to renowned secondary institutions.



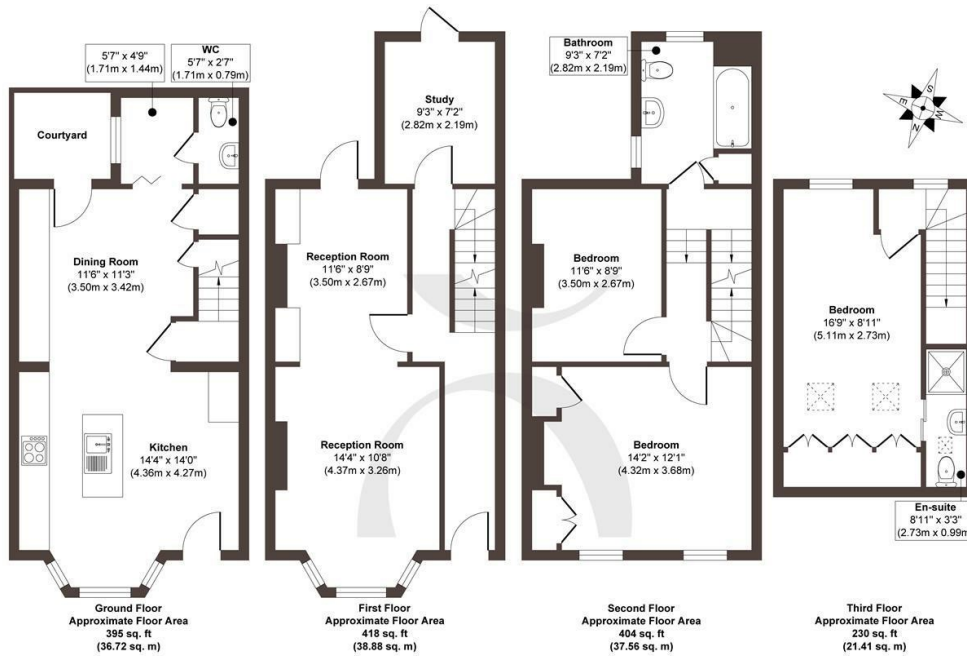






## The Details

- Immaculate three/four bedroom Victorian townhouse
- No onward chain
- Spacious bespoke kitchen with courtyard area
- Downstairs W/C and utility space
- Large reception room with original fireplace
- Study with garden access
- Beautiful traditional bathroom
- Loft bedroom with en-suite shower
- South facing garden
- Off-road parking



**Approx. Gross Internal Floor Area 1447 sq. ft / 134.57 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

STONE

Size  
Approx 1447.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
E



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