

STONE



*Grovehill Road RH1*

£625,000



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

————— *The Stone Family*



Situated at the heart of the well-renowned 'Redgate' area, this traditional terraced house on Grovehill Road offers a perfect blend of period features and modern convenience. The exterior, an aesthetically pleasing mixture of tile hung, Reigate stone, and red brick, sets the tone for the classic charm found within.

As you step through the classic front door, adorned with attractive stained glass, you are welcomed into a spacious ground floor featuring a large double reception room.

The front living area is graced by a gorgeous window seat built into the bay window, providing a cosy spot to enjoy your morning coffee. This space is further enhanced by an ornate mantel surrounding a charming brick fireplace, decorative cornicing, and bespoke cabinetry that add a touch of sophistication.

Towards the rear of the reception room, you'll find a cleverly designed built-in desk area and additional cabinetry flanking a beautiful stone mantelpiece. This thoughtful design combines functionality with aesthetic appeal, making it an ideal space for both work and relaxation.







Descend to the lower ground floor, where a spacious open plan kitchen and dining room awaits. The modern shaker kitchen, complete with a central island, is a sociable delight, offering ample space for hosting friends and family.

This area also includes a convenient downstairs w/c and a pantry, catering to the demands of contemporary living. Sliding doors open to the garden, where a patio area and neat lawn provide a tranquil outdoor space for family gatherings and peaceful retreats.

Upstairs, the property boasts three well-proportioned bedrooms, each offering a serene haven for rest and relaxation. The family bathroom, conveniently located on the ground floor, ensures ease of access for all household members.













Beyond Grovehill Road lies the historic town of Reigate, a mere 5 minute drive, beckoning 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.

But life in Grovehill Road isn't just about embracing the past; it's also about embracing the future, 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, Grovehill Road offers access to an array of top-rated schools and educational facilities, from prestigious primary schools to renowned secondary institutions.



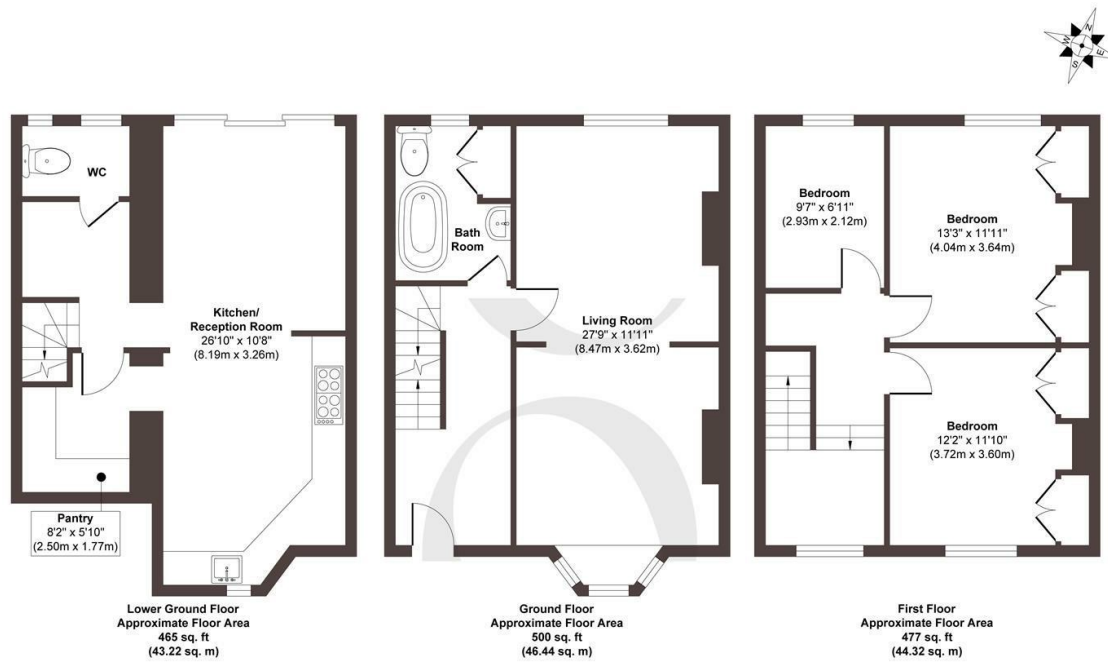












**Approx. Gross Internal Floor Area 1442 sq. ft / 133.98 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

## The Details

- Traditional Victorian terraced house
- Three bedroom family home set over three floors
- Large open reception room with original features
- Lower ground kitchen and living space with garden access
- Private garden with patio and lawn for all the family
- Well proportioned bedrooms
- Modern ground floor family bathroom
- Off road parking for one car

Size  
Approx 1442.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
D





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