

STONE



Fengates 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



This magnificent yellow-brick Victorian family home commands attention with its handsome architecture and historic charm.

A striking oversized traditional front door sets the tone for what lies within; Graceful period proportions, tall sash windows, and soaring ceilings that flood the space with light and character. The ground and first-floor bay windows provide grandeur and symmetry, while the ornate fireplaces, picture rails, and original detailing speak to the home's rich heritage.

The front reception is truly impressive: an entertaining space anchored by a magnificent tile and stone fireplace and deep bay window. A second reception offers a more intimate retreat, still beautifully proportioned, with another character fireplace and access to a convenient downstairs WC. The kitchen and breakfast room to the rear has already been thoughtfully extended for sociable living, with previous plans to develop the side return: presenting exciting potential for future growth.

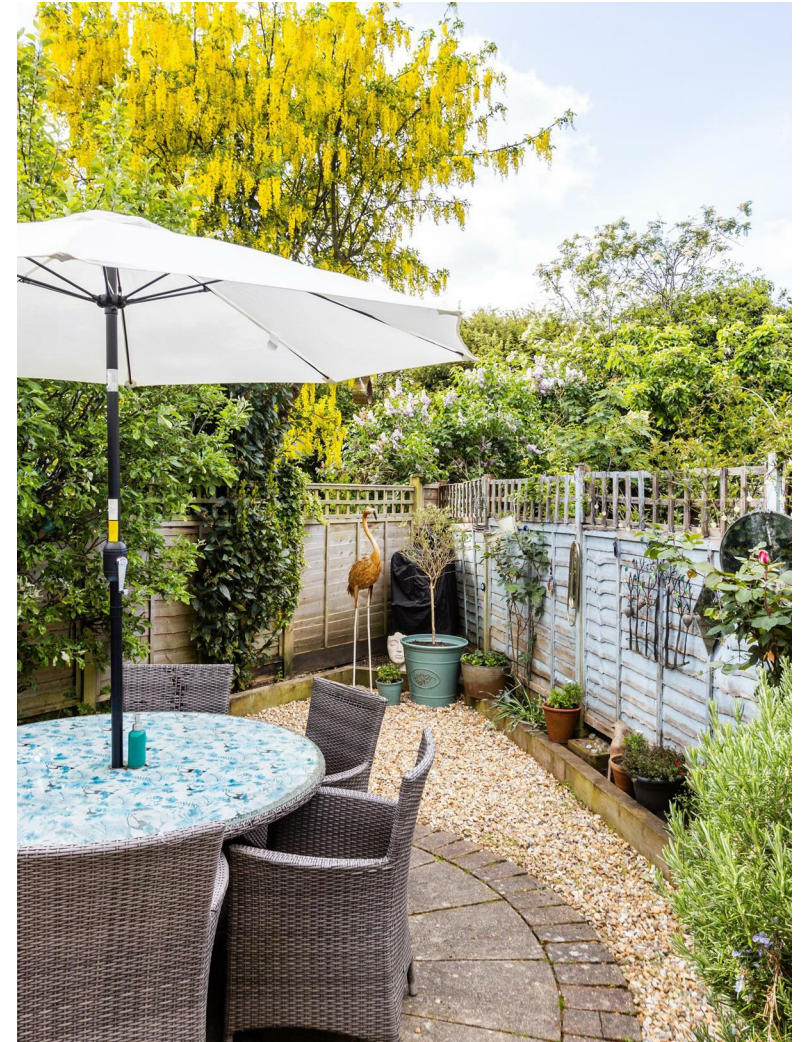


The home's southwest-facing courtyard garden is a private suntrap, perfect for al fresco dining or an evening glass of wine. Below, a practical cellar offers dedicated utility space and additional storage. Upstairs, three double bedrooms provide generous accommodation.

The principal bedroom is particularly grand, with a deep bay window and feature fireplace, while the second bedroom enjoys a stylish ensuite shower room. A third double bedroom looks peacefully out over the garden. The first floor family bathroom has been thoughtfully updated with a contemporary design.

Off-road parking to the front adds everyday convenience, and a brand new roof in January 2025, completing this truly special home that balances elegance with everyday family living.







Fengates Road is situated in the heart of the 'Redgate' area - a nickname affectionately used by locals to describe this sweet spot on the border of Redhill and Reigate. Steeped in history, this part of town is lined with some of Redhill's most iconic Victorian and Edwardian homes, offering a true sense of period charm and community. The road itself is quiet and tree-lined, with an established residential feel, yet you're moments from everything modern life demands.

Redhill's recently revitalised town centre offers fast, direct trains to London, excellent shopping, a cinema, and practical day-to-day amenities. Meanwhile, just a short stroll or cycle takes you into the heart of Reigate, with its historic high street, boutique shops, vibrant cafés, and independent restaurants. Reigate Priory Park and Reigate Hill provide green space in abundance, ideal for weekend walks and family picnics. Add to this a selection of excellent schools, both state and independent, and Fengates Road becomes not just a home, but a lifestyle.









Approx. Gross Internal Floor Area 1324 sq. ft / 123.00 sq. m

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

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The Details

- Impressive three double bedroom period property
- Grand Victorian features including original fireplaces and tall ceilings
- A desirable residential pocket on the Redhill/Reigate border
- Spacious kitchen breakfast room flooded with natural light
- Cellar with additional storage and a utility space
- Modern family bathroom plus en-suite shower room
- Charming South-west facing courtyard garden
- Planning Permission granted for ground floor extension.
- Off road parking

Size
Approx 1324.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
D



STONE

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