

STONE



*Grovehill Road RH1*

£650,000

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

---

*The Stone Family*





Guide Priced at £650,000 - £675,000.

Set behind a charming brick driveway and nestled into the gentle curve of Grovehill Road, this Victorian townhouse effortlessly blends classic character with contemporary style. The handsome façade - part yellow brick, part white render - is punctuated by a striking bay window, while steps lead down to a welcoming front door that hints at the personality within.

Inside, the home opens into a beautifully light and inviting kitchen and breakfast room, where a sleek modern design is paired with a splash of individuality, an eye-catching orange metro tile backsplash injects colour and warmth, contrasting tastefully with light neutral cabinetry and a breakfast bar, ideal for morning coffee or casual dining.

To the rear, an expansive open-plan living and dining room offers space to gather and relax. With wall panelling adding depth and a bespoke media wall offering style and function, the room feels grounded and elegant. A beautifully restored original fireplace - iron surround, painted mantel, and checkerboard hearth - anchors the space with heritage charm.





Bifold doors draw your gaze outside to a raised deck, perfect for summer evenings and al fresco entertaining. Beyond lies a landscaped garden sanctuary: thoughtfully planted borders, a painted fence for a cohesive look, a handy rear shed, and an additional seating area tucked away at the bottom of the garden, an ideal retreat.

Upstairs, the sense of refinement continues. The first floor features a generous double bedroom with its own bay window and bespoke shutters, alongside another restored original fireplace, this one with intricate Victorian detail. The family bathroom is a showstopper: luxurious fittings, a walk-in rainfall shower, a freestanding bath, and bold, deep-hued walls for a dramatic, spa-like atmosphere.

Two further double bedrooms span the upper floors, including a serene top-floor suite with its own modern en-suite shower room, and a peaceful third bedroom overlooking the garden.











Grovehill Road enjoys a prime location in one of Redhill's most desirable residential pockets, combining leafy surroundings with everyday convenience. Positioned just a short walk from Redhill town centre and train station, the property offers excellent connectivity for commuters and families alike. Redhill station provides fast and frequent services to London Bridge, Victoria, and Gatwick Airport, making it a strategic base for both work and travel.

Just a short stroll away is the much-loved Deli on the Hill, a friendly neighbourhood spot known for its artisan coffee, freshly made sandwiches, and warm community feel. Redhill Common, with its winding woodland paths and open green spaces, is also just around the corner, offering a wonderful setting for dog walks, weekend strolls, or a moment of calm amidst the day.

Families are well catered for with a number of reputable primary and secondary schools nearby, adding to the area's strong community appeal. The neighbourhood's peaceful character and well-kept homes make it particularly popular with those looking to settle without compromising on access.

For those seeking a broader lifestyle offering, the historic market town of Reigate is just a short drive away. Here, you'll find a charming high street lined with boutiques, restaurants, and cafés, as well as Priory Park and picturesque surrounds. With the M25 also within easy reach, this location offers a rare blend of tranquility, connectivity, and character.



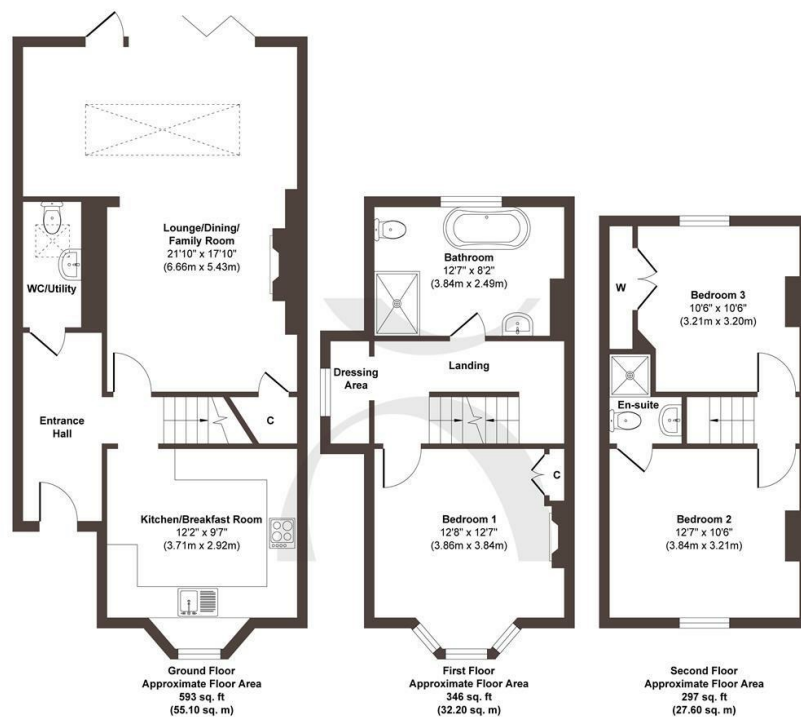












**Approx. Gross Internal Floor Area 1236 sq. ft / 114.90 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- Charming period property with modernised interiors
- Open plan reception with garden access, designed for sociable households
- Contemporary kitchen and breakfast room
- Three double bedrooms spanning the two upper levels
- Beautiful modern bathroom design
- Downstairs WC and utility room
- Off road parking on the private driveway
- Ideally situated for schools, commuting and lifestyle
- Within walking distance of the train station, town centre and Redhill common
- Guide Priced at £650,000 – £675,000.

Size  
Approx 1236.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
D



# STONE

## Let's *Talk*

01737 301 557

[hello@stoneestateagents.co.uk](mailto:hello@stoneestateagents.co.uk)

[stoneestateagents.co.uk](https://stoneestateagents.co.uk)

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved