

STONE



Ridgeway Road RH1

£1,250,000

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

The Stone Family



Perched along the rise of Ridgeway Road and basking in its elevated position, this remarkable Victorian townhouse offers a rare blend of heritage, scale and modern elegance. One of the earliest homes on the street - built in 1866 by respected local builders - it stands as a testament to the enduring grandeur of Victorian design.

The handsome red brick façade is softened by well-tended planting, while gothic-inspired finials, ornate stonework, and a stately front door hint at the craftsmanship within. Behind a walled garden and broad driveway (with parking for three cars), stone steps rise to a traditional entrance, setting the tone for what lies ahead: a masterclass in considered design and timeless style.

Inside, the home unfolds over four substantial levels totalling 2,241 sq ft, each space echoing the elegance of its era while embracing a warm, contemporary sensibility. The main reception room stretches the full depth of the house, a serene and sophisticated space defined by tall ceilings, oversized parquet flooring, and two striking stone fireplaces anchoring each end.

Delicate panelling, picture rails, and a soft, neutral palette bring a layered sense of refinement. From the rear bay, views extend over a lush garden towards woodland beyond, and a discreet door opens onto a covered veranda, ideal for a quiet morning coffee or an atmospheric evening drink as the sun dips below the trees.

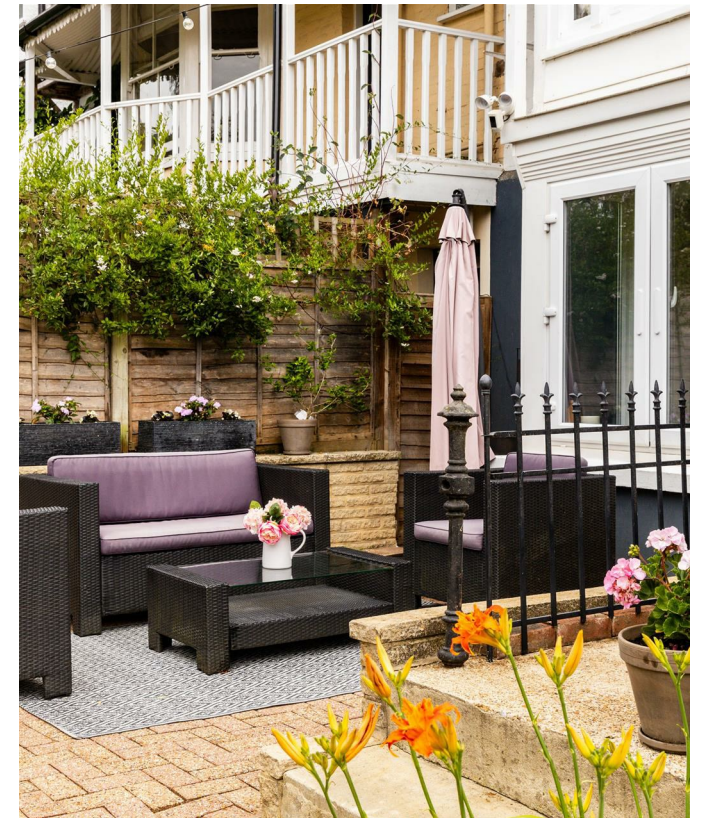


The lower ground floor is where the heart of the home beats loudest: a welcoming and beautifully appointed kitchen and breakfast room. Painted in warm off-whites to enhance light, the space feels calm and functional, with ceiling-height shaker cabinetry, marble-effect mosaic tiles, and a generous central island for food prep and casual dining.

Here, the details matter - the practical layout, the tucked-away utility, and the charming study nook that looks out to the garden. Outside, a series of alfresco zones flow seamlessly: from a suntrap patio and sociable decking, to a tucked-away bar and play-ready lawn. The garden meanders down beyond its hedge line, offering hidden potential for future landscaping or imaginative family use.

Upstairs, four generous double bedrooms are arranged over two floors, each served by elegantly designed bathrooms, finished in enduring stone and marble—calm, classical, and forever stylish.







Ridgeway Road occupies a desirable position on the cusp of Redhill and Reigate, an area affectionately dubbed 'Redgate' by locals for its enviable access to both towns. A five minutes' walk downhill leads you to Redhill station, with direct lines into London Bridge and Victoria in under 40 minutes, making this location particularly popular with commuters seeking a mix of lifestyle and convenience.

Redhill town centre is undergoing an exciting transformation, with the new Marketfield Square development introducing a modern cinema, high-street dining, and boutique shopping options, all adding to its emerging urban charm.

Stroll just fifteen minutes in the opposite direction and you're in the historic heart of Reigate, where independent retailers, artisan cafes, and the iconic Priory Park create a distinct and delightful atmosphere. From cobbled lanes and half-timbered buildings to refined dining spots and bakeries that tempt at every turn, Reigate's high street offers a characterful contrast to the bustle of Redhill.

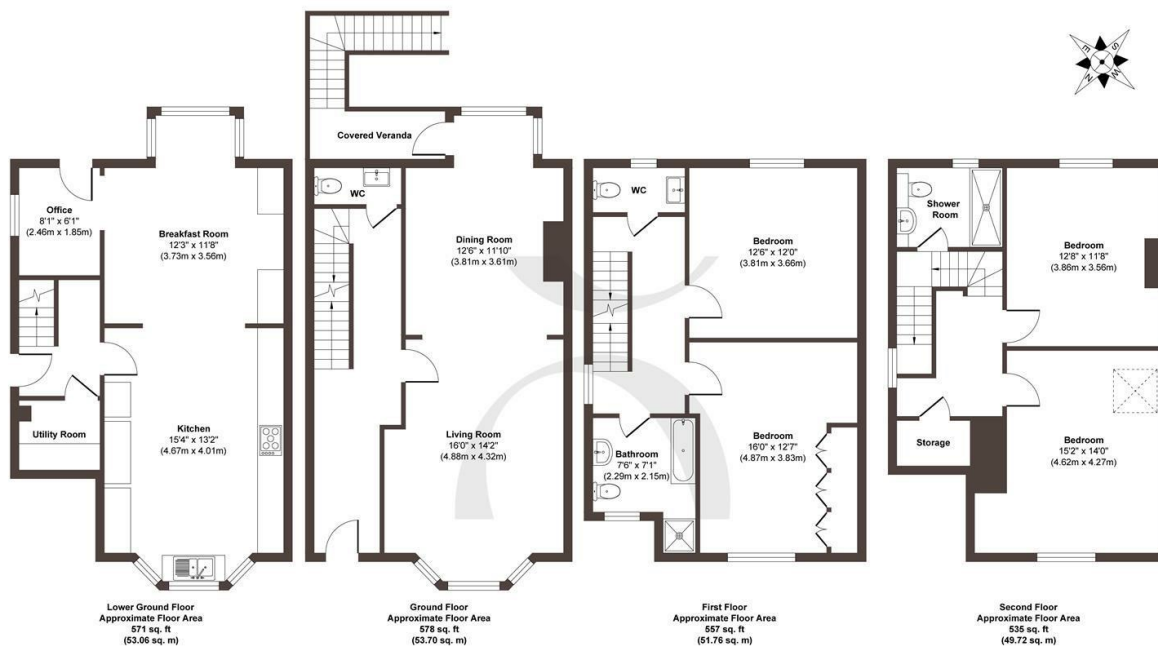
For families, the area boasts access to several sought-after schools—both state and independent—including Reigate Grammar, Dunottar School, and St Joseph's, as well as local primary favourites like Wray Common and St Matthew's.

Local life blends community and countryside with ease. Nearby Redhill Common and Reigate Hill provide scenic walking routes with expansive views across the North Downs, ideal for dog walkers and nature lovers alike. Weekends might be spent exploring the village green at Earlswood, enjoying coffee from a neighbourhood favourite like 'Deli on the Hill', or slipping into the Surrey Hills for further exploration.









Approx. Gross Internal Floor Area 2241 sq. ft / 208.24 sq. m

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

Produced by Elements Property

STONE

The Details

- A generous period property that has been lovingly restored by the current owners with considered design
- A spectacular Victorian townhouse with accommodation spanning four generous levels
- An open plan reception with dual aspect bay windows and original stone fireplaces
- A lower ground kitchen and breakfast room with garden access, plus utility room and office space
- Beautifully landscaped verdant garden designed for all the family to enjoy
- Designed to a high specification throughout
- Off road parking on the substantial driveway
- For those in search of a home with depth, soul and design flair, this address on Ridgeway Road is truly something special.

Size

Approx 2241.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

F



STONE

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