

STONE



*Grovehill Road RH1*

£750,000



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

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*The Stone Family*



On Grovehill Road, in the heart of Redhill, stands a townhouse of quiet character and charm, built from the storied stone of nearby Reigate and trimmed with warm red brick quoins. Its traditional tile-hung façade and inviting front door speak of a Victorian home designed with both substance and grace, now carefully adapted for modern family life.

Inside, a wide hallway leads you into a dual-aspect reception room on the ground floor. Light pours through the deep bay window at the front and the garden-facing window at the rear, illuminating an exposed brick fireplace crowned with a rustic oak mantel. It is a room equally suited to cosy evenings by the fire as it is to leisurely afternoons filled with natural light. A family bathroom, thoughtfully placed on this level, adds to the home's practicality.

The house opens up further on the lower ground floor, where family life gathers around the heart of the home. A traditional wooden kitchen, lined with shaker cabinetry, is anchored by a red metro-tiled chimney breast that frames the oven with timeless charm. It is a kitchen that feels lived-in and welcoming, with space for morning coffees, school-day breakfasts, and the gentle rhythm of family meals. If you're looking for a period home where the scale of rooms and square footage doesn't disappoint for the location, the options do not get much better.







Beyond, the adjoining family room, complete with bespoke shelving in the alcoves, extends this sociable space and leads directly to the garden, a generous and green retreat, perfect for both quiet reflection and entertaining. A pantry and downstairs WC, both tucked neatly away, complete this practical and characterful floor.

The first floor is home to two well-proportioned double bedrooms and a smaller third, perfectly suited as a child's room or a quiet study. Rising to the top of the house, the principal suite awaits. Here, calm and light reign supreme, with a spacious bedroom, modern en suite shower room, and a Juliet balcony that opens out to sweeping views across the North Downs and Reigate Hill. It is a vantage point that connects the house to the landscape beyond, offering daily reminders of the natural beauty that lies so close at hand.

This is a home that blends Victorian craftsmanship with the ease of contemporary family living; A place where character and comfort come together across four carefully arranged floors. Life here offers not only the charm of a bygone era but also a sense of space, flow, and connection, both within the house and to the green horizons just beyond its windows.









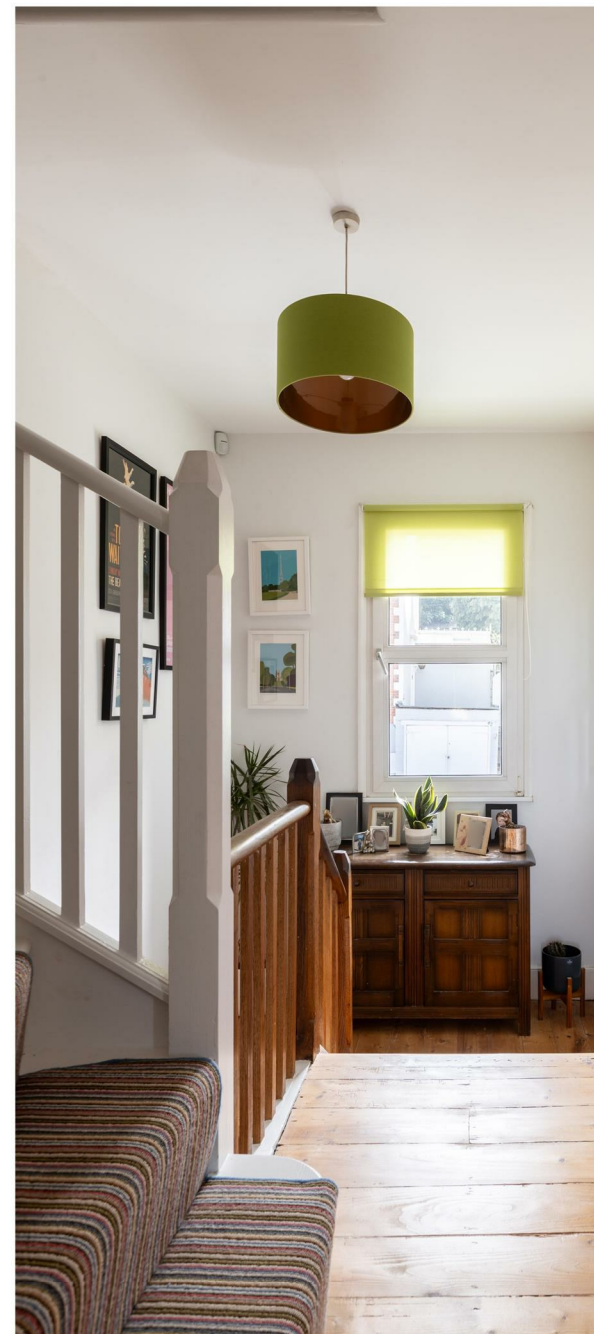
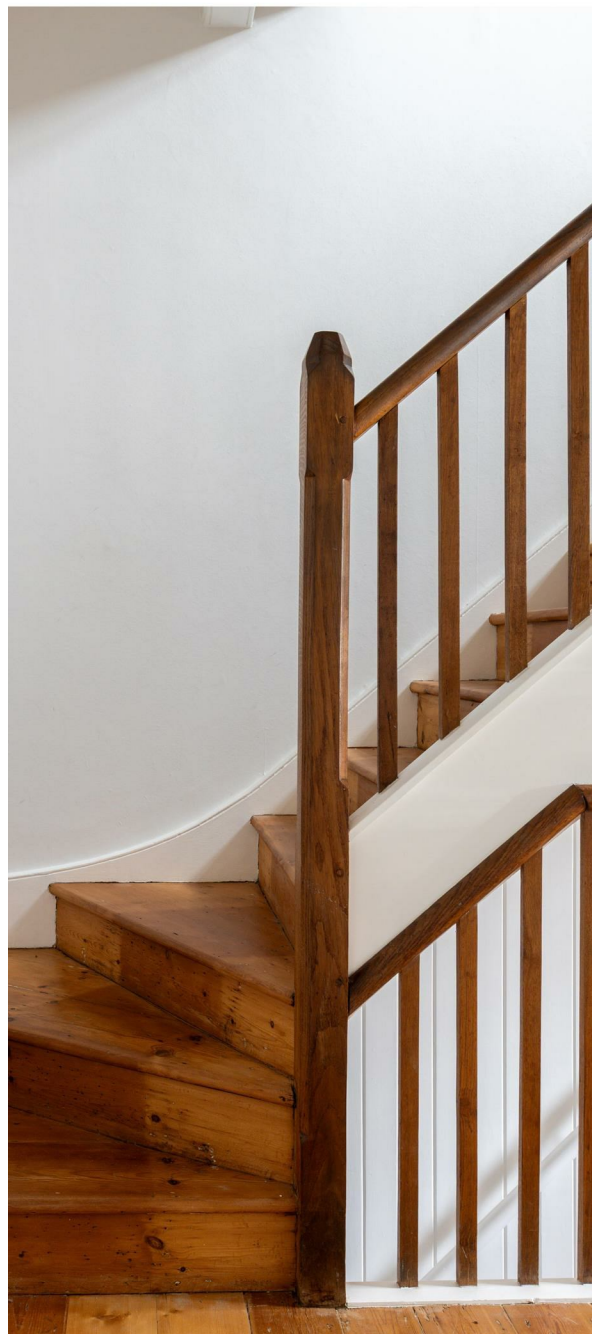




Beyond Grovehill Road lies the historic town of Reigate, a mere 5 minute drive, beckoning with its cobbled streets and centuries-old architecture, where quaint boutiques and artisanal cafes invite you to indulge. Stroll through the verdant tranquility of Priory Park or pop into one of the esteemed pubs 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. Deli on the Hill is perched at the end of the road, with its sandwiches and coffee, on a direct route into the neighbouring Redhill Common.



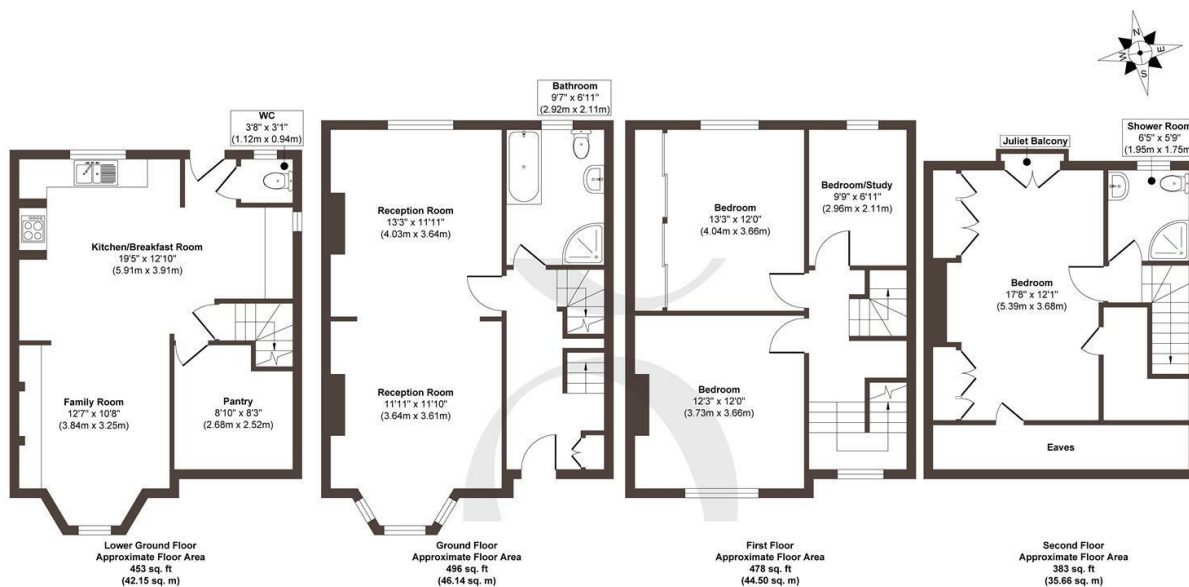












**Approx. Gross Internal Floor Area 1810 sq. ft / 168.45 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- Beautiful Victorian property, with warmth and charm
- Found within one of Redhill's most desirable pockets
- Expansive reception with exposed brick fireplace and bay window
- Open plan cottage-style kitchen/breakfast room and family room, pantry and downstairs WC
- Charming generous private garden with large patio
- Principal bedroom suite with Juliet balcony and en-suite shower room
- Private driveway

Size  
Approx 1810.00 sq ft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
E





# STONE

## Let's *Talk*

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