

STONE



Charman Road RH1

£685,000

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

The Stone Family



There is a quietly confident charm about Charman Road. A road neighbours pause for conversation, and where the rhythm of daily life feels balanced — steady, warm, and distinctly homely. It's here, set back with its own private drive, that this four-bedroom semi-detached home sits with understated elegance, ready to welcome its next chapter.

Cross the threshold and the sense of calm is immediate. The main reception room unfolds in soft, neutral tones, sunlight settling gently across the walls. It's the sort of room that invites you to linger over a pot of tea, to watch the world go by outside, or to host quiet gatherings with friends and family. It's a space that holds both intimate moments and lively occasions with equal ease.

Wandering further, a second reception room opens up possibilities. There is something inherently appealing about a home with space that adapts perhaps this becomes the children's playroom, layered with colourful books and toys, or perhaps it becomes a study, where the morning light streams in just so, making it the perfect setting for focused work or quiet creative thinking. Its versatility is one of the many things that gives this house its gentle sense of luxury.



The ground floor continues with a thoughtfully positioned downstairs cloakroom, neat and discreet. Beyond it, the home flows naturally into the dining room, a space designed for long family lunches, dinner parties, or casual breakfasts. From here, the galley-style kitchen extends seamlessly, practical yet stylish, and opens directly onto a low-maintenance garden — a tranquil backdrop for alfresco suppers, morning coffee, or simply a breath of fresh air.

From the dining room, the house flows naturally into a galley-style kitchen. Efficient, easy to navigate, and perfectly suited to daily life, it has a quietly classic feel. The layout encourages a rhythm, preparing meals while chatting across to the dining room, fetching herbs from just outside, slipping effortlessly into the garden.

The garden itself is a triumph of low-maintenance design. Manageable yet inviting, it offers an outdoor haven without the demands of high upkeep. Here, you might grow potted lavender, set up a bistro table for morning coffee, or gather friends for a glass of wine on warm evenings. It's a space that supports life rather than competes with it — a welcome treat for busy households.

Upstairs, the first floor holds three bedrooms, all shaped with the same commitment to neutral, classic interiors. There is a lovely sense of cohesion, each room restful, adaptable, ready to reflect the style of its occupants. Two of the bedrooms feature built-in storage, enhancing the feeling of space, while the family bathroom continues the theme with clean lines, timeless finishes, and an air of easy sophistication.

Climb once more to the second floor and the home reveals its final flourish: the principal bedroom suite. Tucked beneath the eaves, it feels like a private sanctuary — elevated, peaceful, and beautifully proportioned. With its own en-suite bathroom and eaves storage, it offers both comfort and practicality, creating a retreat that feels distinctly grown-up. Mornings here feel slow and indulgent and evenings feel cocooned and restorative.







Life on Charman Road offers the best of both worlds: positioned on the border of Reigate and Redhill, you're perfectly placed for both town and country living. Redhill station is just a short stroll away, putting London Bridge and Victoria within 40 minutes for daily commuters or weekend adventures. There's also easy access to the M25 via the A217, making airport runs and coastal getaways entirely straightforward.

Redhill town centre is undergoing a renaissance, with a growing number of independent shops, a bustling market, and the recently rejuvenated Belfry shopping centre. But for daily essentials and leisurely coffees, locals often prefer the charm of 'Deli on the Hill', a much-loved community favourite where you can grab freshly made sandwiches and artisan coffee. Just beyond it lies Redhill Common, a tranquil green space perfect for weekend dog walks, picnics, or a quiet jog beneath the trees.

The area is also well-served for education, with several nurseries and both state and private schools nearby. For families, the proximity to Reigate, with its excellent schools, historic high street, and boutique culture, is an added delight. Whether you're setting down roots, scaling up, or looking for a charming blend of character and connectivity, this lovely home on Charman Road captures it all with poise and quiet charm.









Approx. Gross Internal Floor Area 1443 sq. ft / 134.10 sq. m

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

Produced by Elements Property

STONE

The Details

- Attractive four-bedroom semi-detached home on sought-after Charman Road.
- Private driveway offering convenient off-street parking.
- Elegant dining room featuring a characterful AGA
- Stylish family bathroom with timeless finishes.
- Easy-care outdoor space perfect for relaxing or entertaining.
- Neutral interior palette ready for personal styling
- Top-floor suite offering privacy and calm.
- Quiet residential setting within popular Reigate.
- Close proximity to local schools and amenities.

Size
Approx 1443.00 sq ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
D



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

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