



*Rookery Hill RH1*

£700,000

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

————— *The Stone Family*



Set back on a wide plot in a position that very rarely comes to market, life at this Rookery Hill home unfolds at a gently civilised pace. There's an immediate sense of generosity here – of space, of light, of breathing room – that feels increasingly hard to find. From the moment you arrive, with ample parking and a substantial garage to one side, the house promises easy family living with a quietly confident elegance.

Inside, the ground floor flows beautifully, offering an abundance of living space designed for both everyday comfort and effortless entertaining. Two reception rooms, dressed in calm, cool-toned palettes, provide distinct yet harmonious places to gather or retreat. The kitchen, with its crisp white cabinetry and cool hues, connects to the dining room through a characterful brick archway – a pleasing architectural moment that adds texture and warmth. Beyond, a practical utility room keeps the workings of daily life neatly out of sight, while the conservatory, fitted with bi-folding doors, opens fully onto the patio, dissolving the boundary between house and garden on warm days.



Upstairs, the feeling of space and calm continues, with a layout that has been thoughtfully arranged for family life. Three well-proportioned bedrooms each benefit from built-in wardrobes, creating serene, uncluttered spaces that feel both practical and indulgent. These are rooms designed for rest and retreat, with plenty of scope for personal expression, whether as tranquil main bedrooms or welcoming spaces for children and guests alike. In addition, a smaller study or nursery offers valuable flexibility – ideal for home working, a baby’s room or a quiet reading nook. The family bathroom completes the floor, light-filled and functional, serving the household with ease while offering potential for future enhancement.

It is, however, the garden that truly defines life here. Long, mature and gloriously private, it unfolds from the house in an elegant sweep of lawn, framed by established hedges that create a strong sense of seclusion. This is a garden made for living: generous enough for children to play freely, perfectly suited to summer lunches and evening drinks on the terrace, and peaceful enough for early mornings spent with coffee and birdsong. As the seasons change, so too does the atmosphere, from bright, open summer days to softer autumnal tones, rewarding those who value time outdoors and the simple pleasure of a beautifully established setting.







The setting on Rookery Hill is one of quiet reassurance, where established homes line the road and a strong sense of community prevails. Redhill itself offers a pleasing balance between town and country, with everyday amenities close at hand yet a distinctly leafy feel. Independent cafés, well-regarded restaurants and a range of shops are all within easy reach, making day-to-day life both convenient and enjoyable.

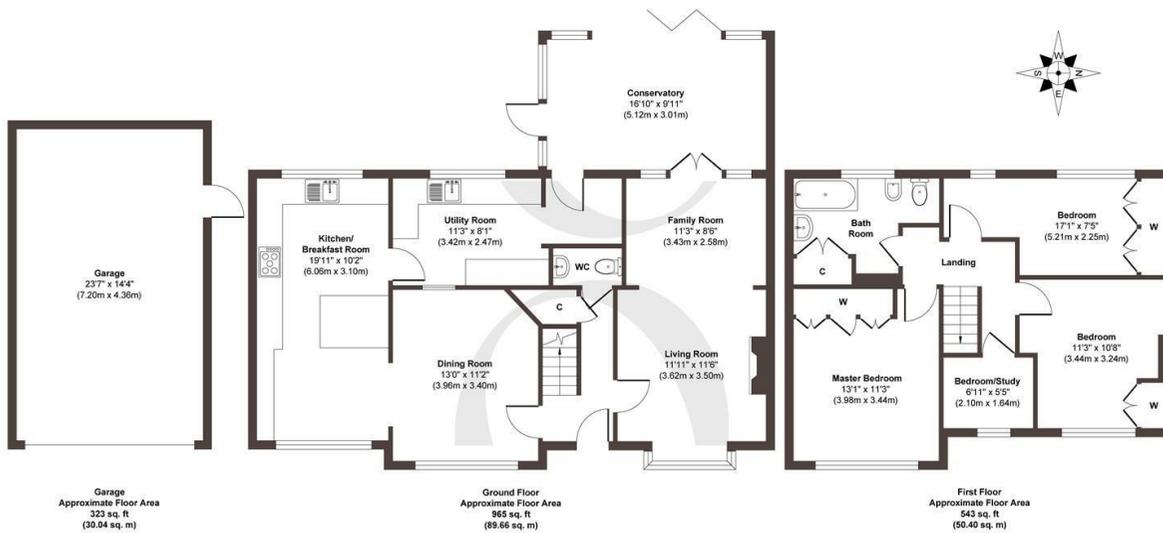
For families, the area is particularly well served by a selection of highly regarded schools, catering for all ages and stages. From respected primary options to well-known secondary schools nearby, the location supports long-term family living, with education firmly embedded into the fabric of the community.

Transport links are equally compelling. Redhill station provides fast and frequent services into London and across the South East, making commuting straightforward, while the surrounding road network offers easy access to Gatwick Airport and the M25. For those who value time outdoors, nearby green spaces, countryside walks and open commons provide a welcome escape, reinforcing the sense that this is a place where town and country coexist with ease.









**Approx. Gross Internal Floor Area 1831 sq. ft / 170.10 sq. m (Including Garage)**

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

Produced by Elements Property

STONE

## The Details

- Substantial semi-detached family home with excellent proportions throughout
- Two beautifully balanced reception rooms in calm, contemporary tones
- Conservatory flooded with natural light
- Large garage positioned to one side of the property
- Ample off-street parking to the front
- Mature rear garden offering impressive length and privacy
- Patio area perfect for summer dining and entertaining
- Dining space perfectly suited to family meals and social gatherings

Size  
Approx 1831.00 sq ft

Energy Performance Certificate (EPC)  
Rating TBC

Council Tax Band  
F



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