STONE

# *Ifold Road RH1*

£550,000

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

*The Stone Family*

Set within one of Redhill's most sought-after residential pockets, this handsome Edwardian home is a wonderful example of why houses from this era continue to hold such enduring appeal.

Its charming façade of red brick, white-painted pebbledash and elegant bay window creates an inviting first impression, while the landscaped driveway, bordered by colourful planting, leads to a traditional side entrance. Beyond the front door, a well-balanced layout creates a home that feels both welcoming and effortlessly suited to family life. Inside, the house unfolds with an easy sense of flow. The bay-fronted sitting room offers a quieter retreat, with generous proportions and natural light creating a calm, comfortable atmosphere throughout the seasons.

The open plan kitchen and dining room forms the natural heart of the home, where French doors draw both light and garden views inside. It is a space designed around everyday living, from busy family breakfasts to long summer lunches that spill effortlessly onto the patio. For those looking to create something even larger, the generous width of both the plot and garden offers exciting potential to square off and extend the kitchen into a striking contemporary entertaining space, subject to the necessary consents.

Outside, the garden has been thoughtfully landscaped to make the very most of its sunny aspect. A generous terrace provides plenty of room for outdoor dining and relaxed weekends around the barbecue, softened by sleeper-edged borders filled with colourful planting. Steps rise to an elevated lawn where a second seating area captures the evening sun, creating the perfect spot for a quiet drink as the day draws to a close. It is a garden that changes with the hours, following the light from morning through to sunset, while practical additions such as the garden shed ensure everyday family life is equally well catered for.

Across the upper two floors, four well-balanced bedrooms provide flexibility for growing families, guests or home working. The family bathroom sits on the first floor and serves three well-proportioned bedrooms. The loft conversion has already been completed, creating an impressive principal suite complete with an adjoining shower room, giving the top floor the feeling of a peaceful sanctuary.

Earlswood continues to be one of Redhill's most popular neighbourhoods for families, combining attractive character homes with a genuine sense of community. Tree-lined residential roads, local events and a friendly atmosphere give the area a village-like feel, while remaining exceptionally well connected. Earlswood Common is just a short stroll away, offering woodland walks, open green spaces and a welcome escape into nature throughout the year.

For commuters, the location is particularly well placed. Earlswood railway station is within walking distance, providing direct services into London, while Gatwick Airport can be reached in little more than a quarter of an hour by car or train, making both business travel and holidays remarkably convenient. Redhill town centre is also close by, offering an extensive range of shops, cafés, restaurants and everyday amenities.

Beyond Redhill, the historic market town of Reigate is just a short drive away, celebrated for its independent boutiques, excellent restaurants and welcoming pubs. Families are well served by a selection of highly regarded schools across both the state and independent sectors, while weekends are easily spent exploring nearby Priory Farm in South Nutfield, where the much-loved farm shop, café, garden centre and seasonal family events have become a firm local favourite.

**Ground Floor**
**Approximate Floor Area**
**506 sq. ft**
**(47.10 sq. m)**

**First Floor**
**Approximate Floor Area**
**446 sq. ft**
**(41.46 sq. m)**

**Second Floor**
**Approximate Floor Area**
**242 sq. ft**
**(22.52 sq. m)**

**Approx. Gross Internal Floor Area 1194 sq. ft / 111.08 sq. m**

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

Produced by Elements Property

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# The *Details*

- *Edwardian semi-detached home in one of Earlswood's most desirable residential pockets*
- *Open plan kitchen and dining room with French doors to the garden*
- *Generous bay-fronted sitting room filled with natural light*
- *Pretty landscaped planting and useful garden shed*
- *Wide plot with a charming rear garden with patio*
- *Four bedrooms arranged across three floors*
- *Principal bedroom with neighbouring shower room within the loft conversion*
- *Landscaped driveway providing off-road parking*
- *Walking distance to Earlswood station*
- *Well positioned for highly regarded local schools*

Energy Performance Certificate (EPC)

*Band C*

Council Tax Band

*D*

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# Let's *Talk*

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