STONE

St. Johns Terrace Road RH1

Offers over £500,000

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

The Stone Family

There is something wonderfully uncontrived about this Victorian end-of-terrace house. Inside, the period details have plenty of opportunity to take centre stage.

Pretty yellow brick, picked out with red brick detailing around the windows, gives it the sort of quietly handsome façade that feels entirely at home on this much-loved stretch of Earlswood. A bay window projects from the front sitting room, framed by café-style shutters, while the additional width to the side, created by the original front-facing entrance and hallway, gives the house an unusually generous feel.

Sash windows, cast-iron radiators and handsome fireplaces bring the right amount of Victorian texture, while the proportions of the reception rooms lend themselves beautifully to everyday life. In the sitting room, the bay window creates a lovely place to curl up with a book, while across the hall the dining room is made for gathering around the table, with a log burner adding a little glow on winter evenings.

The kitchen has a pleasingly informal feel, with its green cabinetry and garden door making it the natural hub of the house. It is the sort of space that works equally well for a quick morning coffee or a slow Sunday lunch, with the garden just beyond. The ground floor bathroom is conveniently positioned off the kitchen and could offer scope to consider relocating the bathroom upstairs as part of a future reconfiguration.

platform art
LIFE
IS A
LAUGH
BRIAN GRIFFITHS
MAYOR OF LONDON
The Beach Boys

Upstairs are currently three bedrooms, each with the charm and proportions one would expect from a Victorian home. For those looking to put their own stamp on the property, there is exciting potential too: the side return offers an opportunity to explore an extension, subject of course to the relevant planning permissions and consents.

Outside, the west-facing garden is particularly appealing. There are seating areas at both the top and bottom, creating different spots in which to follow the sun throughout the day — whether that means coffee in the morning, children playing in the afternoon or drinks outside as the evening light settles in. It is a garden with that rare combination of practicality and atmosphere.

And then there is the setting. With a driveway to the front and Earlswood station practically at the end of the road, the house manages to combine a wonderfully village-like feel with exceptional everyday convenience.

SIEMENS
SAMSUNG

Life here has a distinctly local rhythm. Earlswood station is just a short stroll away, while the Post Office sits almost directly opposite, making those everyday errands remarkably easy. For a drink or something to eat, the popular Chestnut pub and Ruchita Indian are both close by — the kind of local favourites that quickly become part of the fabric of village life.

At the end of the road, Earlswood Common opens up into one of the area's great pleasures: miles of greenery and footpaths to explore with the dog, a gentle morning walk or simply somewhere to escape for a little while. Continue across towards Earlswood Lakes and there is the added reward of coffee or an ice cream — a particularly appealing prospect on a sunny weekend afternoon.

Families are well served too, with both Earlswood School and St John's School close at hand and highly regarded locally. Add the station, open countryside, village amenities and a house with plenty of character and potential, and it is easy to see why this corner of Earlswood is such an appealing place to call home.

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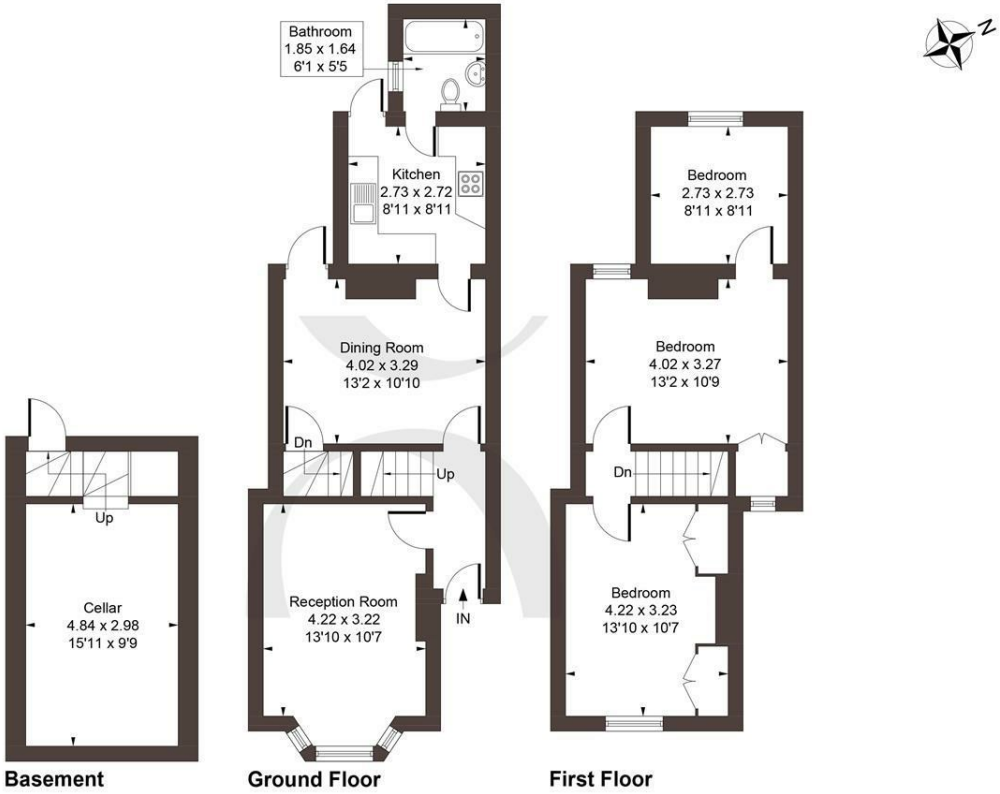

Approximate Gross Internal Area = 105.71 sq m / 1138 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

STONE

The *Details*

- *Charming Victorian end-of-terrace home with beautiful period character*
- *Three bedrooms and two generous reception rooms*
- *Driveway and enviable position just moments from Earlswood station, the Common and local village amenities*
- *West-facing garden with seating areas at both ends, plus potential for a side-return extension (STPP)*
- *Characterful green kitchen with direct access to the garden*
- *Cosy dining room with a wood-burning stove and access to the garden*
- *Bay-fronted lounge with café-style shutters, sash windows and open fireplace*
- *Walking distance to Earlswood station, into London in approximately 40 minutes*

Energy Performance Certificate (EPC)

Band D

Council Tax Band

D

STONE

Let's *Talk*

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