



*Montfort Rise 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*



Perched at the entrance of a no-through road, this spacious home has been thoughtfully reworked for modern family life. The recent ground floor extension has shifted the rhythm of the house, creating a generous, open space designed for living well—morning coffees, long lunches, and evenings that stretch comfortably into night.

At its centre, a dual-aspect reception room draws in light, with doors opening directly onto the garden—an easy, natural extension of the living space in warmer months. It flows seamlessly into the kitchen breakfast room, where clean white lines and sleek handleless cabinetry keep things calm and uncluttered. A breakfast bar anchors the room, while a large window frames the garden beyond, offering a constant sense of connection to the outside.

The garden itself feels deliberately arranged for different moments of the day. A broad lawn offers space for play or leisure, while a patio sets the scene for outdoor dining. A raised decking area catches the afternoon sun—ideal for unwinding with a sun-downer drink—and the outbuilding, currently home to a bar, adds a sociable edge that makes hosting feel effortless.

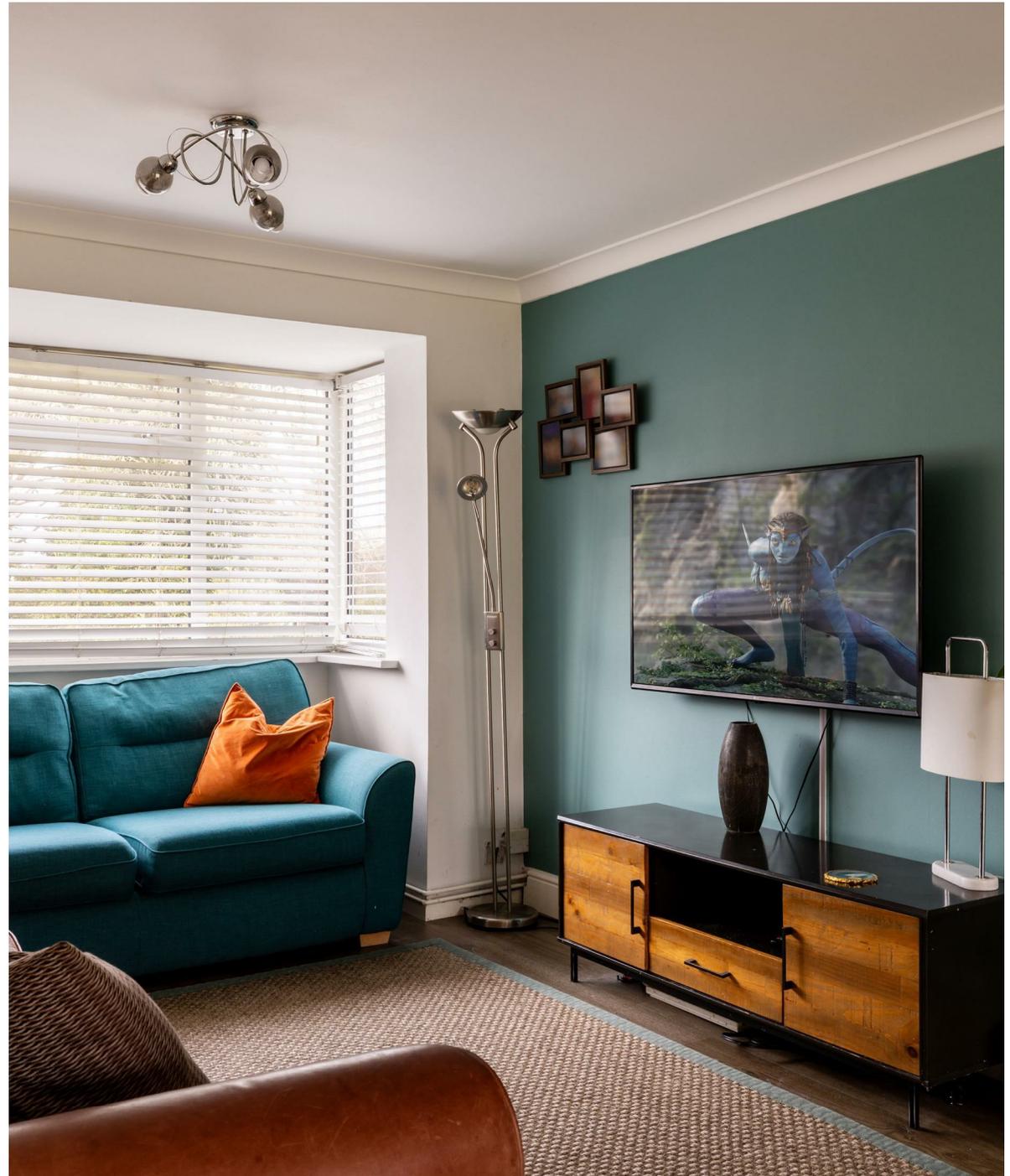


Practicality hasn't been overlooked, but properly considered. The ground floor is arranged with a flexibility that suits the way families actually live, rather than how homes are often presented.

A fourth bedroom sits comfortably on this level, ideal for guests, multigenerational living or even a quieter, tucked-away workspace if needed. In addition to this, a separate study or playroom offers that increasingly essential 'extra room'—somewhere to close the door on work, toys or both. A cleverly combined WC and utility area keeps the functional elements contained without compromising on space, while the garage gym has been thoughtfully converted to become a gym.

Upstairs, the sense of balance continues. Three well-proportioned bedrooms offer comfortable accommodation without compromise. The principal bedroom has its own en suite shower room providing a degree of privacy. The family bathroom is finished in a clean, modern style, serving the remaining bedrooms with ease.

Important to note, planning permission has already been granted for a first floor extension—an increasingly valuable advantage—giving future owners the option to reconfigure or expand without the usual uncertainty. It's a home that not only works now, but one that's already set up for what comes next.







Salfords itself strikes a balance that's increasingly hard to find—well connected, yet quietly removed. The station is within walking distance, providing straightforward links into London and surrounding towns, while everyday essentials, local shops and amenities are all close at hand.

For a broader offering, both Redhill and Reigate are a short drive, bringing a mix of independent shops, restaurants and cafés, alongside more extensive retail options. It's a location that works just as well for commuting as it does for weekend wandering.

Green space is woven into daily life here. There are plenty of surrounding walks for dog owners and those who prefer their downtime outdoors, while nearby South Nutfield offers a more rural pace, home to Priory Farm—with its well-regarded café, farm shop, seasonal activities, garden centre and discovery walks. It's the sort of setting that quietly enhances everyday living, rather than demanding attention.

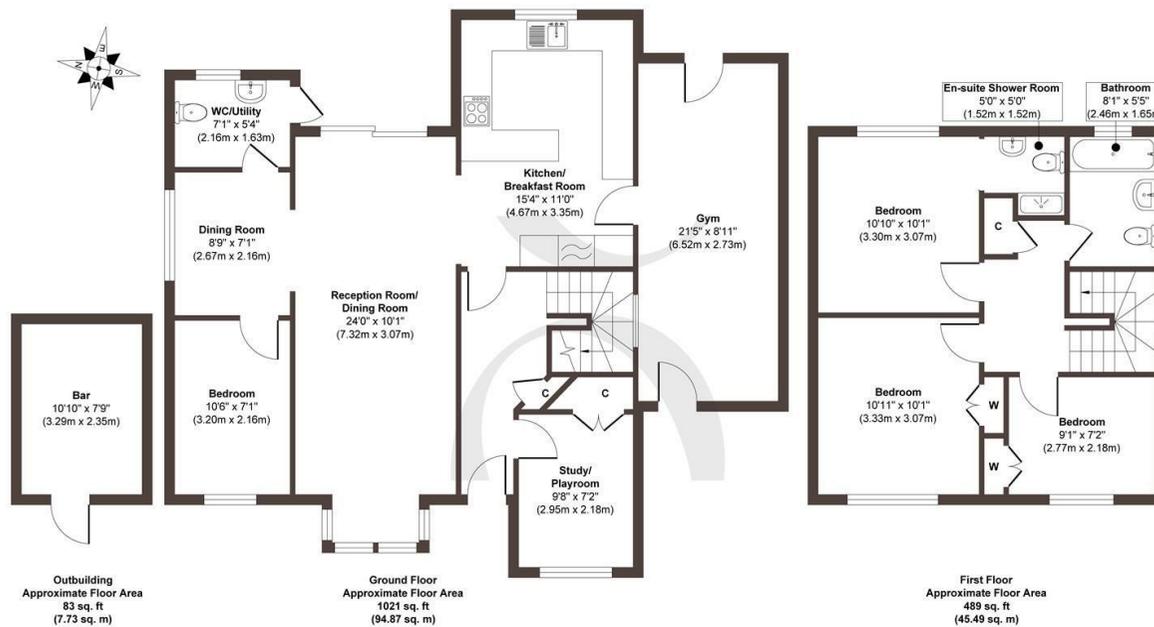






## The Details

- Link-detached family home on a quiet no-through road
- Ground floor extension already undertaken
- Open plan sociable living spaces, including a kitchen breakfast room, expansive reception and dining area
- Planning permission granted for first floor extension
- Expansive garden with a generous lawn, seating areas and outbuilding with bar
- Additional dedicated study or playroom, plus ground floor bedroom
- Downstairs WC and utility room
- Garage converted into a large gym space
- Off road parking on a large driveway



**Approx. Gross Internal Floor Area 1593 sq. ft / 148.09 sq. m (Including Outbuilding)**

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

Produced by Elements Property

**STONE**

Size  
Approx 1593.00 sq ft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
E



STONE

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