

STONE



Grovehill Road RH1
£800,000

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

The Stone Family



Guide Price £800,000 - £850,000.

From the street, this handsome Victorian terrace presents itself with quiet confidence — a stately frontage of warm red brick and red tile hung panels, framed by striking stone quoins. Traditional sash windows, perfectly proportioned, and a charming ground-floor bay whisper of an era when craftsmanship reigned supreme. The front door, painted in a soft, contrasting hue, hints at the calm and comfort within.

Inside, the house unfolds with far greater scale than its façade suggests — over 2,000 square feet of carefully curated living space spilling across four levels.

On the ground floor, a dual-aspect double reception room sets the tone. To the front, the bay window draws in morning light, its bespoke shutters balancing privacy with elegance. An original Victorian fireplace takes pride of place, its ornately carved mantel painted in a soft, muted shade, surrounding an iron insert adorned with exquisite patterned tiles. To the rear, another sash window frames views of the garden, while a contemporary log burner adds a gentle, modern edge to the room's period soul.

Descend to the lower ground floor and the heart of the home reveals itself — a kitchen and breakfast room with a contemporary-country sensibility. Cream shaker cabinetry is paired with oak worktops, and a tiled floor. A chimney breast wraps around the Rangemaster cooker, ready for Sunday roasts and midweek suppers alike.



From here, directly to the garden: a generous patio perfect for long summer evenings, the scent of herbs drifting up from pots nearby, and a lawn edged with a winding path that guides you to the garage. A boot room, downstairs WC and utility cupboard, quietly practical, complete this level.

Upstairs, the first floor offers three well-proportioned double bedrooms, airy and adaptable, whether as family rooms, guest accommodation, or home offices. The family bathroom is generously sized, with a separate bath and shower, its design crisp and contemporary.

On the second floor, the principal suite awaits — a private sanctuary beneath the eaves. Light streams through the Juliet balcony doors, inviting you to pause with a coffee and watch the far reaching, leafy green views change throughout the seasons. There's a walk-in wardrobe, a modern en-suite, and discreet eaves storage to keep the room beautifully uncluttered.

This a well-loved family home with high attention to detail. Outside, there is off-road parking to the front, and garage access at the rear, a rare luxury for such a central location.







Beyond Grovehill Road lies the historic town of Reigate, a mere 5 minute drive, beckoning with its cobbled streets and centuries-old architecture, where quaint boutiques and artisanal cafes invite you to indulge. Stroll through the verdant tranquility of Priory Park or pop into one of the esteemed pubs and restaurants for an evening out.

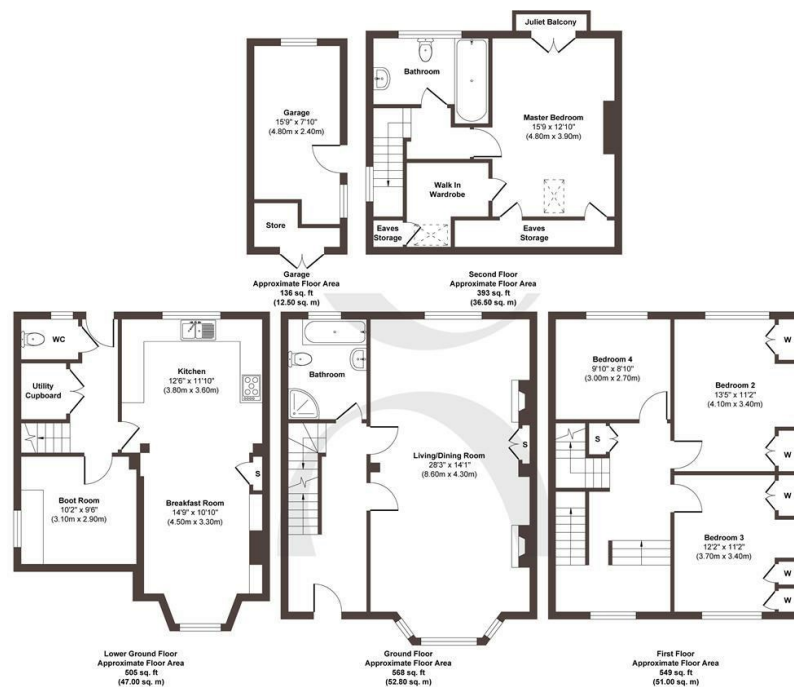
But life in Grovehill Road isn't just about embracing the past; it's also about embracing the future, thanks to Redhill's excellent transport links and vibrant lifestyle offerings. With its close proximity to major rail and road networks, including the nearby Redhill Station, residents enjoy effortless connectivity to London and beyond.

For families with children, Grovehill Road offers access to an array of top-rated schools and educational facilities, from prestigious primary schools to renowned secondary institutions.









Approx. Gross Internal Floor Area 2151 sq. ft / 199.80 sq. m (Including Garage)

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

Produced by Elements Property

STONE



The Details

- Guide Price £800,000 – £850,000
- Found within one of Redhill's most desirable pockets
- Expansive reception with original and contemporary fireplaces
- Open plan cottage-style kitchen and breakfast room
- Charming landscaped private garden with large patio
- Principal bedroom suite with Juliet balcony, walk-in wardrobe and en-suite bathroom
- Plus three double bedrooms and contemporary bathroom
- Boot room, utility cupboard and downstairs WC
- Private driveway and garage with garden access

Size
Approx 2151.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
E



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