



Batts Hill RH1

Guide Price - £525,000 - £550,000

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

————— *The Stone Family*



Guide Price - £525,000 - £550,000.

Perched along one of Redhill's quietly favoured residential roads, this beautifully refurbished 1950s semi-detached house offers a lifestyle that is both settled and gently elevated — the sort of home that feels instantly welcoming, yet continues to reveal its charms over time. Thoughtfully re-imagined by the current owners, it has been transformed into a house that works effortlessly for modern family life, while retaining the reassuring proportions and character of its era.

Arrival is calm and composed. A newly built driveway leads you in, framed by a lawned front garden that gives the house a sense of space and privacy. Step through the contemporary composite front door and into the entrance hall, where practical built-in storage immediately makes its presence felt — a small but telling detail that speaks to how carefully this home has been considered.

To the front of the house sits the living room, a space that invites you to slow down. The bay window draws in light throughout the day, casting gentle shadows across the room and creating a natural focal point for sofas, armchairs and the rituals of everyday living. It is a room equally suited to cosy winter evenings as it is to bright summer afternoons, with a sense of comfort that never feels compromised by style.



The real heart of the house lies to the rear, where the kitchen and dining room flow together in an open-plan arrangement that feels both sociable and practical. Finished in neutral, modern tones, this is a space designed for living rather than simply looking at. The kitchen offers generous storage and workspace, anchored by a large built-in cupboard that quietly absorbs the necessities of family life. The dining area sits perfectly between house and garden, encouraging doors to be thrown open on warm days, children to drift in and out, and long, relaxed meals to become the norm rather than the exception.

Outside, the garden is a genuine asset. It has been thoughtfully arranged to create distinct areas for different moments of the day. A patio sits just beyond the kitchen, perfect for morning coffee or informal outdoor dining. Beyond, a wide sweep of lawn provides ample space for play, gardening or simply enjoying the openness. At the far end, a decked area offers a sense of escape, a spot for evening drinks, quiet reflection or entertaining friends as the sun dips low. Side access adds further practicality, connecting front and back with ease, while the shared driveway leads to a single garage with an up-and-over door.

Upstairs, the atmosphere is calm and restorative. The landing is naturally lit by a side window, and loft access provides useful future potential. Two well-proportioned double bedrooms offer peaceful retreats, each with ample room for wardrobes and personal touches. One, in particular, enjoys far-reaching views across Redhill towards Nutfield — a vista that brings a sense of openness and connection to the surrounding landscape, especially at dawn and dusk. The third bedroom is a flexible space, ideal as a nursery, study or guest room, adapting easily as life evolves. Completing the floor is a well-appointed family bathroom, smartly finished and designed to serve busy mornings and slow evenings alike.







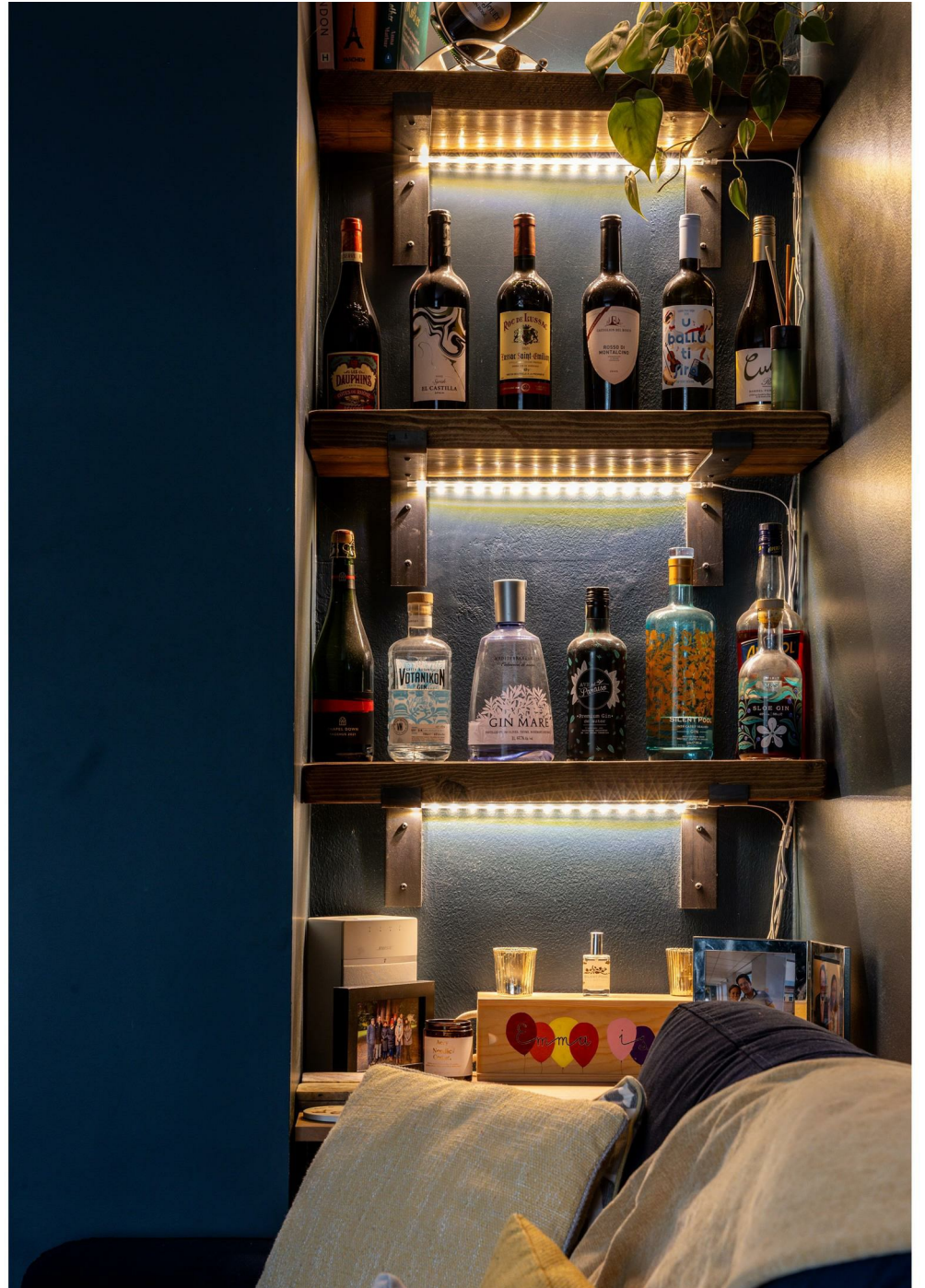
This is a location that offers the best of both worlds: quiet suburban living with easy access to the vibrant centres of both Redhill and Reigate. Redhill Station, just a short distance away, provides direct rail connections to London Bridge and London Victoria in around 30-40 minutes, making this home ideal for commuters. For those heading further afield, the M25 and Gatwick Airport are easily accessible by car.

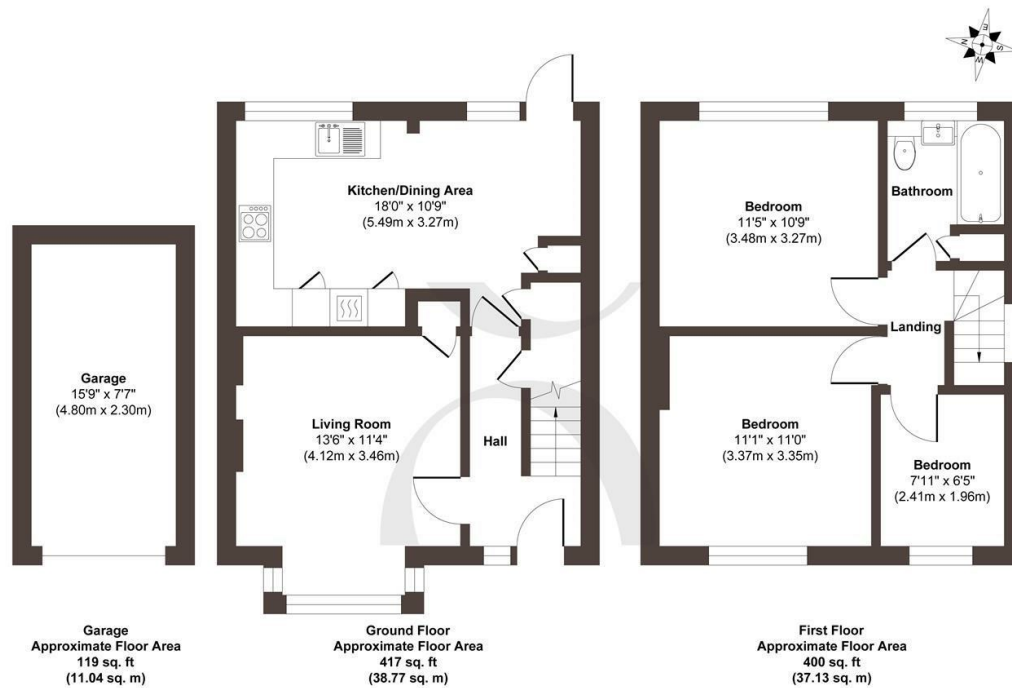
Families will appreciate the abundance of excellent local schools, including both state and independent options such as St Bede's, Dunottar School, and the Royal Alexandra and Albert School. Redhill's recently regenerated town centre offers a wide array of shops, restaurants, and leisure facilities, including The Light cinema and a new generation of stylish cafés and eateries.

Meanwhile, Reigate's boutique-lined high street, historic castle grounds, and scenic Priory Park offer a picturesque alternative for weekend wandering. With stunning countryside walks and the North Downs on your doorstep, Green Lane is perfectly positioned for families seeking both connection and calm.









Approx. Gross Internal Floor Area 936 sq. ft / 86.94 sq. m (Including Garage)

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

Produced by Elements Property
Produced by Elements Property

STONE

The Details

- Extensively modernised by the current owners to suit contemporary family living
- Newly built driveway creating an elegant and practical arrival
- Classic bay window adding character and generous proportions
- Generous kitchen workspace designed for sociable cooking
- Outlook extending towards the rolling landscape of Nulfield
- Expansive lawn offering space for play or relaxation
- A home that balances style, comfort and practicality

Size
Approx 936.00 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