

STONE



Knighton Road 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****

Tucked along the gentle curve of Knighton Road, this charming Edwardian semi-detached house offers a way of life that feels both comforting and quietly aspirational — the sort of home where days unfold with an easy rhythm and every room tells its own story.

Step inside and you are immediately greeted by the warmth and generosity of proportion so typical of the era. The sitting room to the front is wonderfully inviting, with its cast iron fireplace taking centre stage and a wide bay window drawing in soft, shifting light throughout the day. It is a room made for slow mornings with coffee, or evenings spent curled up as the seasons turn.

Beyond, the dining room stretches across the full width of the house, creating a sense of openness and ease. A handsome log burner anchors the space, lending a gentle glow to family suppers and long conversations that linger well after dessert. From here, the room flows naturally into the kitchen — practical yet pleasing, fitted with a comprehensive range of units and offering garden views that make even everyday tasks feel quietly restorative. A door opens directly onto the garden, encouraging an effortless connection between indoors and out.



Upstairs, the mood is calm and restful. The principal bedroom occupies the front of the house, generous in scale and featuring a large fitted cupboard, with windows that draw in morning light and offer glimpses of the quiet street below. The second bedroom, positioned to the rear, is equally impressive in size and benefits from handsome built-in wardrobes, making it an ideal guest room or a luxurious children's bedroom. Bedroom three sits at the centre of the house alongside the family bathroom, which is neatly appointed with a bath and shower over, finished with a glass screen and designed for everyday ease.

Outside, the house continues to deliver. Off-road parking for two cars is provided on the driveway, a rare and valuable asset, while side access leads through to the rear garden. Here, a charming crazy-paved patio creates a natural spot for a table and chairs — perfect for leisurely breakfasts, summer lunches or evenings spent under the stars. Beyond, the lawn offers space for play and planting, culminating in a newly installed garden room at the far end. This beautifully finished space, with wood-effect flooring and wide French doors, feels wonderfully adaptable: a home office bathed in light, a creative studio, a gym, or a haven for children to make their own.

Altogether, this is a house that offers more than just rooms; it offers a lifestyle shaped by comfort, character and quiet convenience. A home where Edwardian charm meets modern living, and where each day begins and ends with a sense of ease.







Knighton Road is perfectly positioned to enjoy the best of Earlswood and Redhill. With local parks, independent cafes, and Earlswood train station all within walking distance, it offers the ideal balance of village charm and urban convenience.

Families are well-catered for, with a selection of highly regarded schools nearby, including Earlswood Infant and Nursery School, St. Joseph's Catholic Primary School, and Reigate School for secondary education.

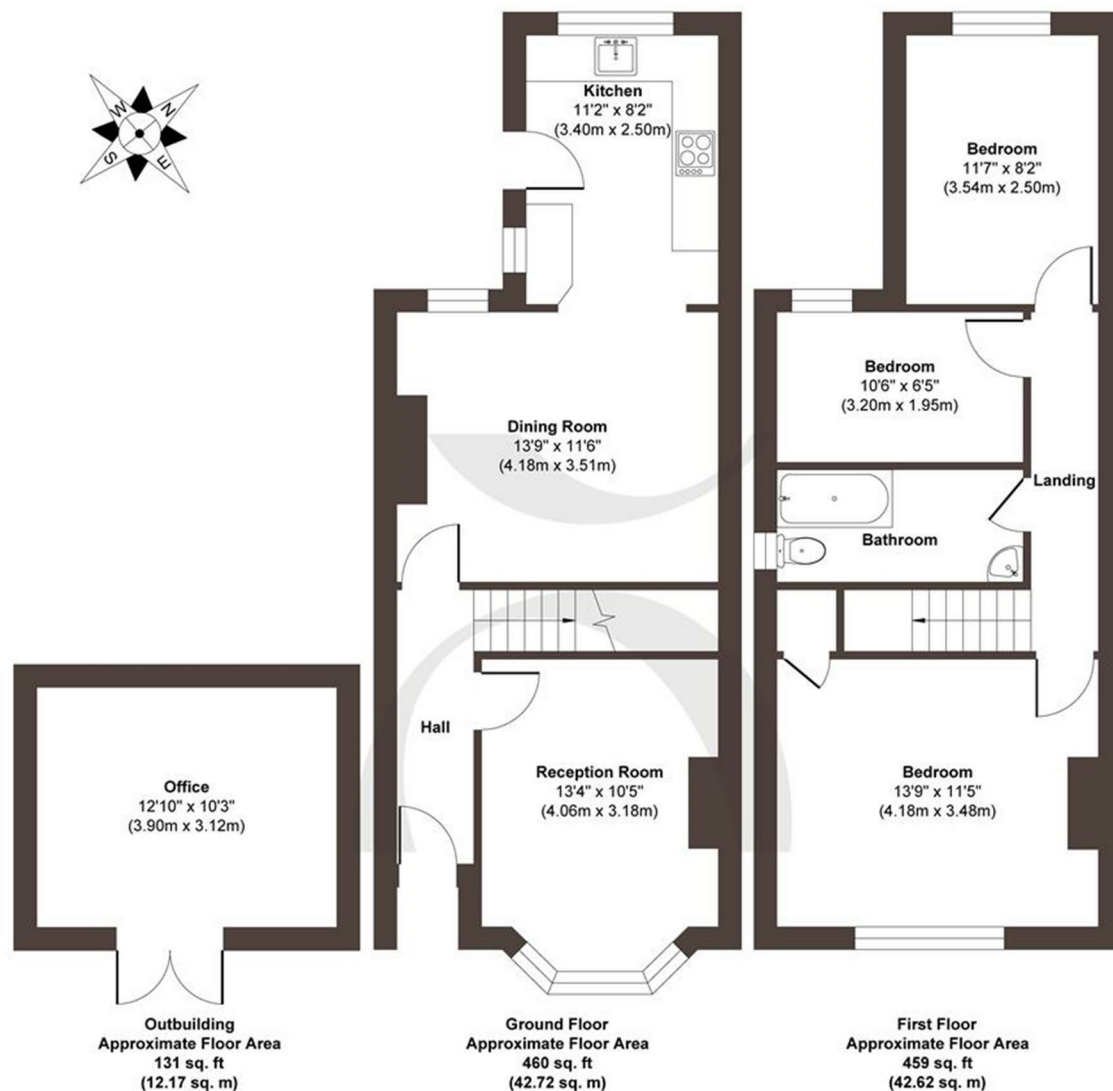
For commuters, Earlswood train station is just a short stroll away, offering frequent services to London Bridge and Victoria, as well as connections to Gatwick Airport and Brighton. The nearby A23 and M25 provide excellent road links, making this an ideal location for those needing access to London or further afield.

Nature enthusiasts will love the variety of nearby walks on offer, including Earlswood Common, with its serene lakes and woodland trails, and Redhill Common, perfect for a weekend stroll. For something more adventurous, Reigate Hill and the surrounding countryside offer spectacular walking routes with breathtaking views of the Surrey Hills.









Approx. Gross Internal Floor Area 1050 sq. ft / 97.51 sq. m (Including Outbuilding)

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

Produced by Elements Property

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The Details

- Attractive Edwardian semi-detached family home
- Situated in the desirable Earlswood pocket, known for it's charm and character
- Second reception with feature log burner
- Open flow from dining room into the kitchen
- Three well-proportioned bedrooms and a bathroom arranged over the first floor
- Private garden with contemporary outbuilding, ideal as a home office, gym or studio
- Off-road parking for two vehicles
- Within walking distance of both Earlswood and Redhill train stations
- Access to the area's best schools and nurseries

Size
Approx 1050.00 sqft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
D



STONE

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