

STONE



Kings Avenue RH1

£415,000

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

The Stone Family



On Kings Avenue, there is a sense of quiet continuity, as though life has always unfolded at an unhurried, reassuring pace. Set opposite the historic St John's Church, its stonework mellowed by time, and with the open green expanse of Redhill Common just beyond, this charming period cottage enjoys a setting that feels both picturesque and deeply comforting. It is the sort of address where the seasons are keenly felt: spring blossoms on the Common, long summer evenings filled with birdsong, crisp autumn walks under amber leaves, and cosy winters best enjoyed by the fire.

Step inside and the house reveals its character with a gentle confidence. The front reception room is immediately welcoming, a snug yet beautifully proportioned space where the stone fireplace forms a natural focal point. It's easy to imagine evenings spent here, the fire softly glowing, armchairs drawn close, and the outside world momentarily forgotten. This is a room made for slowing down, whether with a well-loved novel, quiet conversation, or simply the pleasure of being at home.



To the rear, the cottage opens up into a second reception room that flows seamlessly into the fitted kitchen beyond. This is a space designed for everyday living, sociable and relaxed, where cooking and entertaining intertwine effortlessly. Friends gather at the table, conversations spill from room to room, and the rhythms of daily life feel unforced and natural. The kitchen itself is practical yet inviting, with everything close to hand, while a ground-floor shower room adds a thoughtful note of modern convenience—ideal for guests, muddy walks across the Common, or simply the ease of contemporary living within a period setting.

Upstairs, the sense of calm continues. Two generous double bedrooms sit beneath the eaves, both benefiting from built-in wardrobes that keep the rooms feeling serene and uncluttered. These are restful spaces, filled with soft morning light and offering a peaceful retreat at the end of the day. Whether used as a principal bedroom and guest room, or perhaps a bedroom and study, they adapt easily to different stages of life.

What truly sets this home apart, however, is its relationship with its surroundings. Kings Avenue feels quietly special—handsome, established, and rich in character. Morning walks across Redhill Common become part of the daily ritual, while Reigate's independent shops, cafés and restaurants are close enough to enjoy on a whim. It is a house that offers balance: period charm paired with practicality, a sense of retreat without isolation, and a lifestyle that feels both grounded and gently aspirational.







Life on Kings Avenue in Redhill, Surrey, offers a blend of serene, picturesque surroundings and easy access to the amenities of modern living.

Situated just south of Redhill's bustling town centre with excellent train links and a shopping centre, it also boasts proximity to nearby Reigate. There, you can enjoy the vibrant historic high street, brimming with cafes, restaurants, pubs, and unique boutiques, blending modern convenience with classic charm.

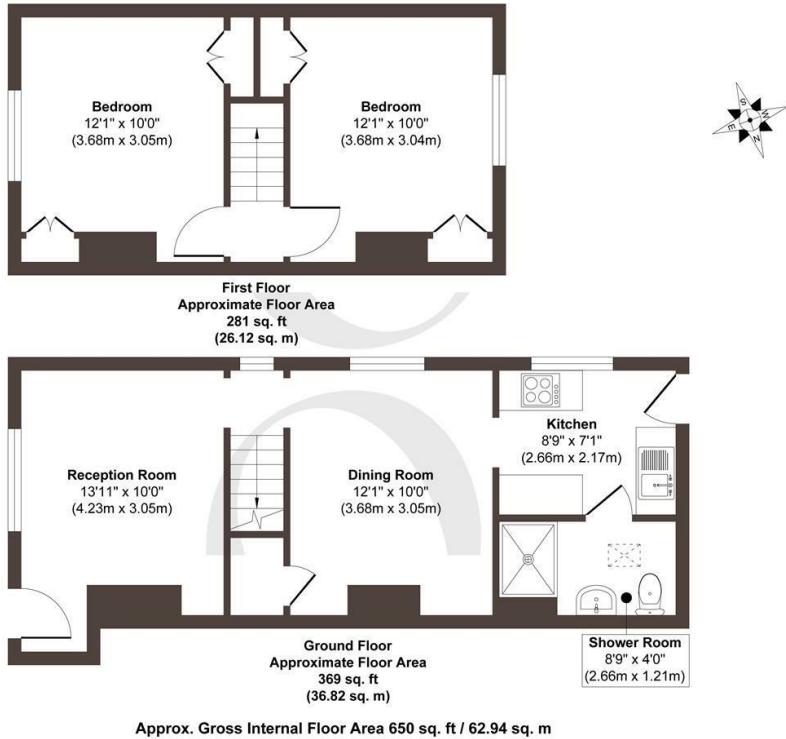
For those commuting to London or exploring Surrey, Redhill and Earlswood train stations are both within easy reach. Redhill Station, in particular, provides excellent transport links, with fast trains to London Bridge, Victoria, and Gatwick Airport, while Earlswood Station offers alternative routes for travel.







The Details



- *Chain free*
- *An enchanting period cottage set on one of Reigate's most characterful residential avenues*
- *Nestled against the Redhill Common in a verdant setting*
- *Characterful stone fireplace forming a handsome focal point to the living space*
- *Practical yet charming kitchen with everything neatly to hand*
- *Delightful views and outlooks that change with the seasons*
- *Built-in wardrobes to both bedrooms, maintaining a calm, uncluttered feel*
- *Ideally situated for commuting and convenience*

Size
Approx 650.00 sqft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
C

STONE



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