



*Blackstone Hill RH1*

£1,600,000

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

————— *The Stone Family*



Along the winding curve of Blackstone Hill, this detached home sits quietly behind deep green hedging. Its handsome blend of brick and render, together with an oak-framed recessed porch, sets the tone immediately — confident, well considered and quietly elegant. Inside, the atmosphere shifts effortlessly into something lighter and more contemporary; a house redesigned for modern family life.

The entrance hall is broad, bright and calm, with threshold-free flooring running seamlessly underfoot and soft Roman blinds filtering the light. Double doors draw you straight through to the heart of the home — an open plan kitchen and dining space designed for gathering. A skylight pours natural light across the room, catching on marble-effect worktops and dark shaker cabinetry, while a central island becomes the natural place for homework, evening wine and conversation. Bespoke joinery, complete with integrated LED lighting, frames the dining area beautifully, and double doors open directly onto the patio so the house spills naturally outside in warmer months. There is a real sense of ease here; polished yet practical and luxurious.



Neighbouring the kitchen, the dual-aspect reception room offers a softer pace. Painted in calming neutral tones, it centres around a stone mantel and working log burner — the sort of room that comes into its own on winter evenings. In summer, double doors stand open to the garden, allowing the outside in. At the front of the house, an additional snug provides valuable flexibility; currently an intimate second sitting room, though equally suited to a playroom, cinema room or peaceful home office. A boot room with wardrobes, generous utility with garden access and a contemporary downstairs shower room complete the ground floor with the sort of practical detail that makes everyday life run smoothly.

Outside, the setting feels wonderfully private. Positioned at the end of the close and bordered only by neighbouring rear gardens, the plot enjoys a peaceful, tucked-away atmosphere surrounded by mature trees. The south-west facing garden makes the most of late afternoon and evening sun, with a generous patio designed for long lunches, barbecues and relaxed evenings outdoors. Beyond, an expansive lawn leaves plenty of room for children to play or for keen gardeners to make their mark, while pretty planting softens the edges throughout. Even the practicalities have been carefully considered, with discreetly positioned sheds hidden neatly behind structured box hedging.

Upstairs, five bedrooms extend from a generous central landing, creating comfortable retreats for every stage of family life. The principal suite feels particularly special, with its vaulted ceiling and dormer window adding height and character, alongside a sleek modern en suite finished in stone-effect tiling. Three further double bedrooms are all bright, peaceful spaces with leafy outlooks, while the fifth bedroom — currently arranged as a home office — makes an ideal nursery or single bedroom. The family bathroom has been beautifully reimaged with a contemporary feel; textured tiling, a large walk-in shower with recessed shelving and a freestanding bath combine to create a space that feels closer to a boutique hotel than a family bathroom.







Blackstone Hill sits within the fondly nicknamed 'Redgate' area — prized for its unique position between both Redhill and Reigate, giving residents the best of each town within easy reach. It is a location that blends convenience with community, where independent cafés, restaurants and everyday amenities sit alongside green open spaces and excellent transport connections.

For weekends closer to home, The Hatch pub is a much-loved local favourite, known for its relaxed atmosphere, wood-fired pizza van and ties to Reigate's Pilgrim Brewery. Just moments away, Redhill Common provides beautiful open green space for dog walks, morning runs and family strolls beneath the trees, adding to the area's distinctly outdoorsy feel.

Despite its peaceful setting on a quiet no-through road, the house remains exceptionally well connected. Redhill station is reachable in under a 20-minute walk, offering direct services into London for commuters, while the area is also well regarded for its excellent schools, both state and independent. It is a setting that feels quietly tucked away, yet remarkably connected to everything daily life requires.







## The Details

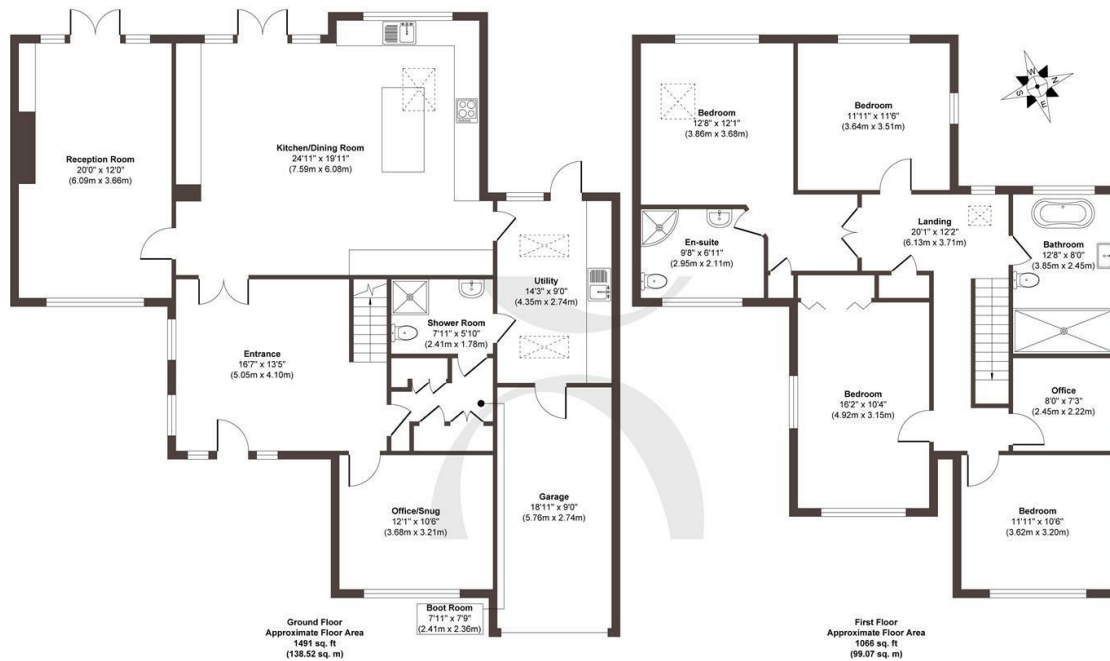
- Detached, modernised home on the sought-after Blackstone Hill
- Beautifully designed interiors with a calm, contemporary feel
- Exquisitely designed open plan kitchen and dining space, with central island and garden access
- Dual aspect reception with log burner, with additional charming snug
- South-west facing garden bordered by mature trees and plantings, with patio area
- Five well-proportioned bedrooms, with a beautifully designed family bathroom
- Principal suite with vaulted ceiling and en suite
- Practicality is covered, with a utility room, downstairs shower room and boot room
- Generous driveway and garage
- Quiet position on a winding no-through road, equidistant to Redhill and Reigate

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

G



**Approx. Gross Internal Floor Area 2557 sq. ft / 237.59 sq. m**

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

Produced by Elements Property

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