



*Ranelagh Road RH1*

£650,000

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

————— *The Stone Family*



Along the ever-convenient Ranelagh Road, this charming home offers a lifestyle that balances everyday practicality with moments of quiet indulgence. Thoughtfully designed and beautifully light throughout, it is a house that invites both relaxation and sociable living — the sort of place where slow Sunday mornings and lively evenings with friends feel equally at home.

Step inside and the first room to the left reveals a graceful living room, generously proportioned and instantly welcoming. There is a comforting, homely quality here — the kind of space made for plush sofas, soft lighting and evenings spent curled up with a book or a favourite film. Its proportions allow the room to breathe, offering ample space for larger furnishings while still retaining an intimate atmosphere.

Beyond, the house opens into what is undoubtedly its centrepiece: an outstanding kitchen and dining space that feels both contemporary and effortlessly inviting. Flooded with natural light, this room has been carefully considered to create a space that works beautifully for everyday life while also lending itself perfectly to entertaining. Sleek white cabinetry offers exceptional storage, while the central island forms a natural gathering point — cleverly incorporating a breakfast bar and seamlessly integrated sink. Whether it is a quick morning coffee, a relaxed family supper or a lively dinner party, this is a kitchen designed to bring people together.



Large bi-folding doors extend the living space outwards, opening onto the rear garden and allowing indoor and outdoor life to blend effortlessly during the warmer months. The garden itself is pleasingly low maintenance, laid mainly to lawn with a neat patio area ideal for dining al fresco or enjoying a quiet glass of wine as the evening draws in.

Upstairs, the sense of calm and comfort continues with two beautifully presented double bedrooms. The principal bedroom sits at the front of the property and enjoys a wonderfully restful atmosphere, decorated in soft, calming tones that create a tranquil retreat at the end of the day. The second bedroom overlooks the garden to the rear and benefits from a particularly peaceful outlook. Versatile in its use, it could serve equally well as a guest bedroom, nursery or a thoughtfully arranged home office for those working remotely.

Completing the upper floor is a truly luxurious bathroom that feels both timeless and indulgent. Designed with a touch of classic elegance, the space centres around a beautiful freestanding roll-top bath — a statement piece that invites long, relaxing soaks at the end of a busy day. Alongside this, a spacious walk-in shower provides modern practicality for busy mornings, ensuring the room functions as beautifully as it looks. Carefully chosen finishes and fittings bring the whole space together, creating a bathroom that feels quietly sophisticated yet wonderfully comfortable.

Outside, the property continues to impress with practical touches that enhance everyday living. To the front, a private driveway provides convenient off-road parking for one vehicle. In addition, side access leads directly through to the rear garden, making it easy to move between the front and back of the property, whether carrying shopping, wheeling bikes through or tending to the garden. Altogether, it is a home that balances thoughtful design with a relaxed and highly liveable feel.







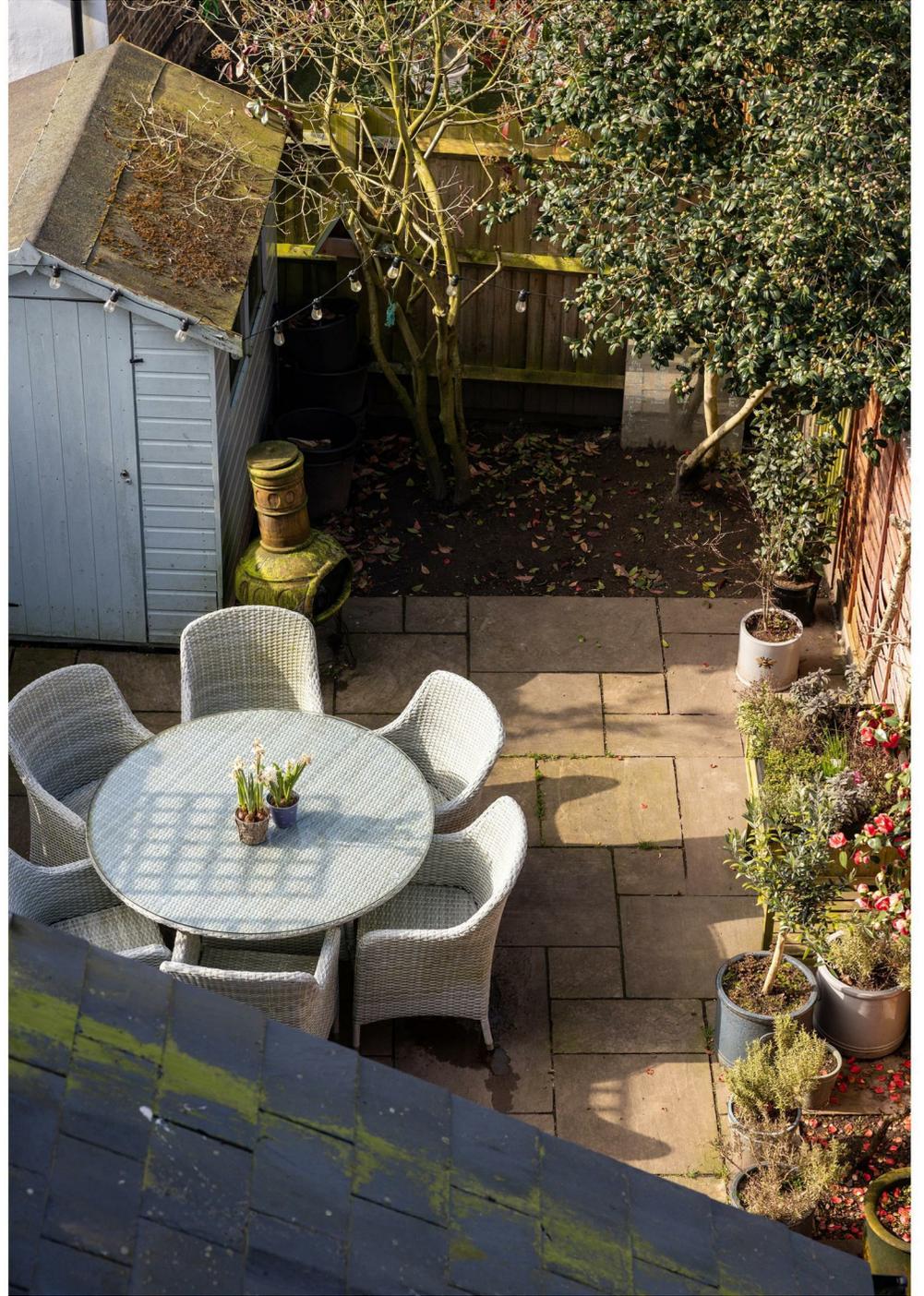
A short stroll away, Redhill Common provides a peaceful green retreat, ideal for morning jogs or dog walks with scenic views across the town. For commuters, Redhill train station is within easy reach, offering swift and frequent services into London, making this an excellent choice for those seeking a well-connected yet relaxed suburban lifestyle.

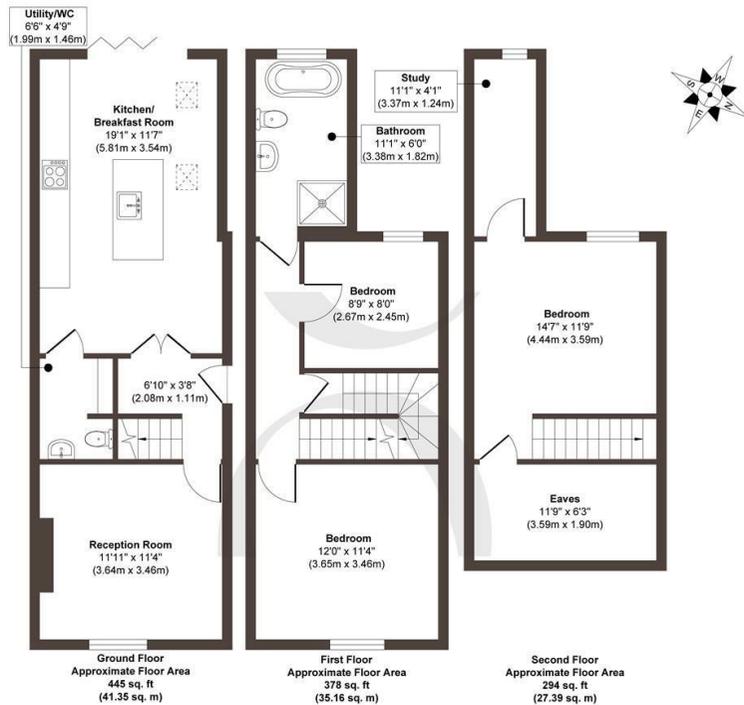
The area is well-served by sought-after schools, including St. Joseph's Catholic Primary and St. Bede's Secondary, both known for their strong reputations. For a weekend treat, the beloved Deli on the Hill is a local gem, serving artisan coffee and freshly made sandwiches, perfect for catching up with friends or grabbing a bite before heading into town. Redhill itself has seen significant regeneration in recent years, bringing new restaurants, a cinema, and a mix of high-street and independent retailers, ensuring everyday essentials are always close at hand.

For those craving a touch of Reigate's historic charm, the town is just a short drive or a scenic walk away. Here, boutique shops, independent cafés, and stylish wine bars line the High Street, creating a vibrant yet relaxed atmosphere. Priory Park, with its picturesque lake, open spaces, and children's play area, is a favourite weekend spot for families. Whether it's an early morning coffee, an afternoon exploring independent shops, or an evening enjoying Reigate's buzzing nightlife, living on Ranelagh Road means having the best of both worlds right on your doorstep.









**Approx. Gross Internal Floor Area 1117 sq. ft / 103.90 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- Driveway providing off-road parking for one vehicle
- Striking open-plan kitchen and dining space filled with
  - natural light
- Generously proportioned reception space with a warm,
  - homely atmosphere
- Bright and airy dining area overlooking the garden
- Easy-to-maintain rear garden ideal for modern living
- Spacious principal bedroom positioned at the front of the
  - house
- Freestanding roll-top bath creating a luxurious focal point
  -

Size

Approx 1117.00 sqft

Energy Performance Certificate (EPC)

Rating TBC

Council Tax Band

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STONE

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