

STONE



*Grovehill Road RH1*

£800,000

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

————— *The Stone Family*



Tucked along one of Redhill's most desirable residential roads, life on Grovehill Road unfolds at a gentle, reassuring pace — the sort of setting where mornings begin with birdsong and coffee in the garden, and evenings drift by in a warm glow of lamplight and conversation. This is a home that feels instantly welcoming, layered with character and thoughtfully arranged for modern family living.

Step inside and you are immediately struck by the sense of space and calm. The interiors are effortlessly elegant, with cool, contemporary tones providing a serene backdrop that allows the home's period character to shine. The wonderfully generous living room is both sophisticated and inviting — a room that evolves beautifully through the seasons. A magnificent bay window frames the outside world and draws natural light deep into the space throughout the year, illuminating the original wooden flooring and highlighting the craftsmanship of the feature fireplace.

Currently used as a study, this versatile room on the ground floor is considered the fourth bedroom. It offers flexibility to suit a variety of needs, whether as a guest room, workspace, creative studio, or playroom, adapting easily to the evolving demands of family life.



The journey continues downstairs, where the atmosphere shifts to one of relaxed sociability. The lower ground floor has been thoughtfully designed to be the true heart of the home — a place where cooking, conversation and connection come together. The open-plan kitchen, dining and sitting area balances contemporary style with country charm. Exposed brickwork introduces texture and warmth, while the palette and finishes feel timeless rather than trend-led. The kitchen itself has been cleverly arranged to maximise both space and flow. There is a wonderful sense of openness here, yet the layout still provides defined zones for cooking, dining and relaxing.

During the warmer months, life effortlessly extends outdoors. The rear doors open wide, blurring the boundary between inside and out, and allowing sunlight and fresh air to flood the space. The patio becomes an outdoor dining room, while the lawn provides room for play, gardening, or simply enjoying a moment of quiet. Long summer lunches drift into golden evenings, punctuated by laughter and the gentle glow of festoon lights.

The first floor continues the home's sense of comfort and thoughtful design, with two beautifully proportioned double bedrooms that feel calm and inviting. Each benefits from built-in wardrobes and generous space to personalise, whether your style leans towards soft neutrals, rich colour or layered textures. The family bathroom is a particular highlight, centred around a classic roll-top bath that invites long, restorative soaks and slow, unhurried mornings.







The second floor offers a wonderfully private retreat. Occupying the entire level, the principal suite feels both spacious and serene, with skylights drawing in natural light and floor-to-ceiling fitted wardrobes providing excellent storage while maintaining a clean, uncluttered feel. The en-suite shower room is stylish yet practical, featuring a large walk-in shower and a calm, spa-like atmosphere — the perfect place to begin and end each day.

#### The Location:

Beyond Grovehill Road lies the historic town of Reigate, a mere 5 minute drive, beckoning with its cobbled streets and centuries-old architecture, where quaint boutiques and artisanal cafes invite you to indulge. Stroll through the verdant tranquility of Priory Park or pop into one of the esteemed pubs and restaurants for an evening out.

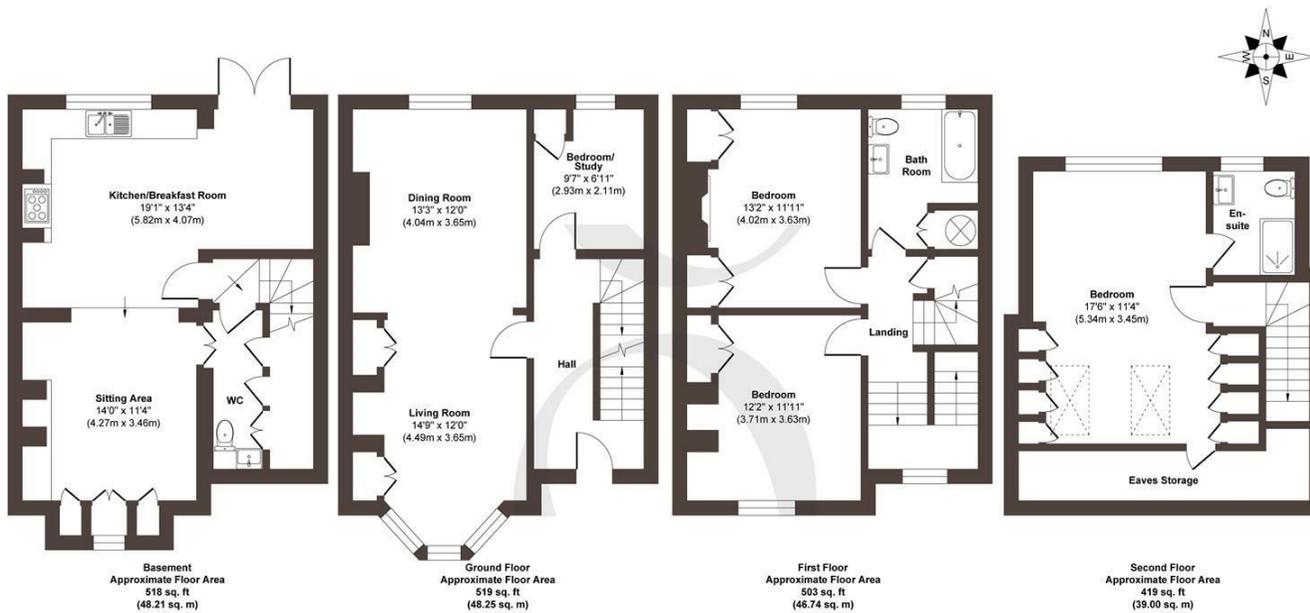
But life in Grovehill Road isn't just about embracing the past; it's also about embracing the future, thanks to Redhill's excellent transport links and vibrant lifestyle offerings. With its close proximity to major rail and road networks, including the nearby Redhill Station, residents enjoy effortless connectivity to London and beyond.

For families with children, Grovehill Road offers access to an array of top-rated schools and educational facilities, from prestigious primary schools to renowned secondary institutions.









**Approx. Gross Internal Floor Area 1959 sq. ft / 182.20 sq. m (Including Eaves Storage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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## The Details

- A beautifully curated period home
- A charming feature fireplace at the heart of the room
- A tranquil study, ideal for home working or reading
- Flexible reception space for evolving family life
- A private principal suite occupying the top floor
- Close to excellent schools and amenities
- A garden that extends the living space outdoors
- A timeless aesthetic that will never date
- Bedrooms that feel restful and restorative

Size  
Approx 1959.00 sq ft

Energy Performance Certificate (EPC)  
Rating TBC

Council Tax Band  
D



STONE

*Let's Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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