

STONE



*Pendleton Road RH1*

£525,000



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

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*The Stone Family*



Just a seven-minute walk from Earlswood station, with direct and regular trains to London, Pendleton Road offers a rare balance of connectivity and calm. Life here is shaped by beauty, proportion and an understated sense of privilege. Set within the highly sought-after St John's Conservation Area, the house occupies one of Redhill's most atmospheric addresses, where characterful architecture, established greenery and a strong sense of community come together with quiet confidence.

The house reveals itself gradually, the ground floor where the layout has been carefully considered to suit both everyday living and more sociable moments. The principal reception room is immediately engaging: cool-toned, stylish and serene, with an electric fire providing a contemporary focal point. Large windows draw the eye outward to the magnificent view of St John's Church.

From here, the space flows naturally into the dining room, creating a gentle progression that feels both intuitive and welcoming. This is a room designed for connection. Views stretch across the beautifully enclosed rear garden, a green and private retreat that feels removed from the pace of daily life. The garden itself has been thoughtfully manicured, offering structure without formality, and is anchored by a patio area that invites al fresco dining, summer gatherings or simply a quiet moment with a book as the seasons change.







The galley kitchen sits conveniently alongside the dining room, ensuring that the home retains a sociable heart. Finished in a timeless palette of grey and white cabinetry, the kitchen is crisp, practical and unfussy, allowing the focus to remain on living rather than show. Whether preparing a weekday supper or hosting friends, the arrangement feels efficient and easy. A bathroom leads off the kitchen area at the rear of the property, discreetly positioned and perfectly placed for garden days and busy mornings alike.

Ascending to the first floor, the home continues to impress with its thoughtful use of outlook and light. The main bedroom is a particular highlight, enjoying once again that wonderful view towards St John's Church. Waking up here feels almost ceremonial, the view grounding the room in the history and character of the area. The second bedroom, overlooking the rear garden, offers a contrasting but equally appealing perspective, with delightful views stretching up towards Redhill Common. The sense of greenery and openness from this vantage point is both uplifting and restful, making it an ideal guest room, child's bedroom or peaceful retreat. A separate WC and basin on this floor add a layer of everyday practicality that enhances the home's liveability.

A further flight of stairs leads to the third bedroom, tucked away at the top of the house. This space has a charm all of its own — a little removed, quietly versatile and full of potential. Whether imagined as a guest suite, creative studio, or tranquil home office, it offers a sense of escape that feels increasingly valuable in modern life.













The location offers an enviable blend of serene, picturesque surroundings and the ease of modern living. Situated just south of Redhill's bustling town centre, the property enjoys convenient access to a wide range of amenities, including a well-regarded shopping centre, independent cafés and everyday essentials, all without compromising the peaceful atmosphere of the conservation area.

For those drawn to green space, the area is particularly well served. Redhill Common lies close at hand, offering open heathland, woodland walks and far-reaching views — ideal for early morning strolls, dog walks or weekend escapes into nature. Reigate's Priory Park and the surrounding Surrey countryside are also within easy reach, while a selection of respected local schools further enhance the area's appeal for families.

Connectivity is a key highlight for commuters, with the property located just a 7 minute walk from Earlswood station, offering direct and regular services to London Victoria and London Bridge. Redhill station is also readily accessible, providing fast connections to London Bridge, London Victoria and Gatwick Airport. Just a short distance away, Reigate's historic high street adds a vibrant social dimension, with its mix of restaurants, pubs and boutiques creating a setting that feels both lively and timeless.



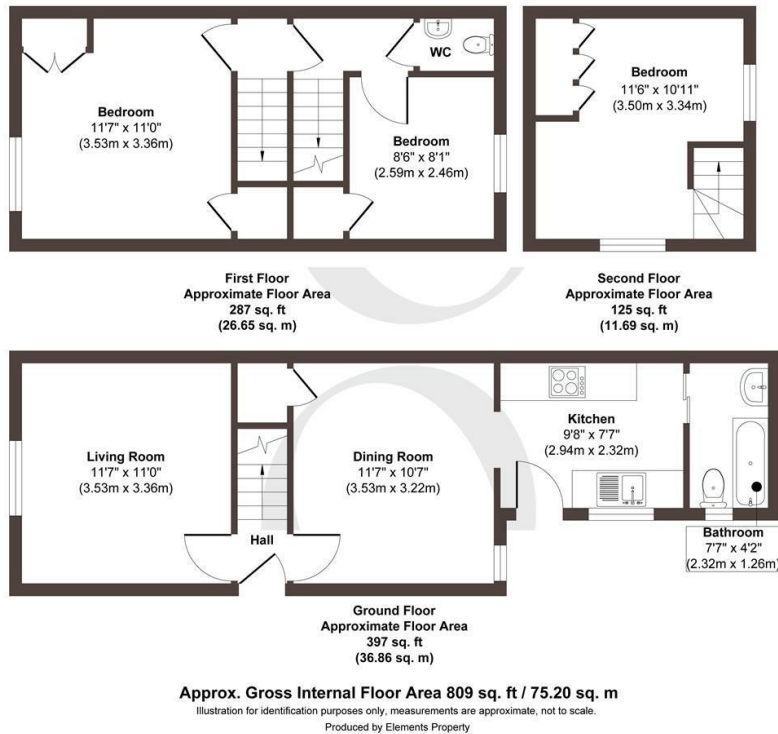












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## The Details

- Elegant period home set within the highly regarded St John's Conservation Area
- Electric fire creating a modern focal point to the main living space
- Reception room flooded with natural light throughout the day
- Interiors blending traditional character with colourful contemporary décor
- Elevated outlook providing greenery and open skies
- Versatile top-floor space ideal for guests, home office or studio use
- Quiet residential setting with architectural harmony

Size  
Approx 809.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
E





# STONE

## Let's *Talk*

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