

STONE



*Fengates Road RH1*

Guide price: £800,000 - £850,000

*“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*



Positioned on one of Redhill's most sought-after residential roads, this elegant four bedroom Victorian home dates back to circa 1895 and is believed to be one of the earliest houses built on Fengates Road.

From the moment you arrive, the characterful frontage with its traditional bay window and original sash windows sets the tone for what lies within. Inside, the home is rich with period detailing, from ceiling cornicing to curved Ogee dado rails. The wide entrance hall welcomes you home, and houses a beautiful character staircase with carved spindles.

The cosy living room sits to the front of the house and features an open fireplace, with beautiful green tiling reminiscent of a by-gone era. The large bay window fills the space with natural light and the tall ceilings enhance the room's grandeur.

The rear of the property opens into a generous kitchen breakfast room, designed for modern family life. The modern kitchen benefits from a sympathetic traditional design, with cream shaker cabinetry, tongue-and-groove panelling, a butler sink and oak worktops. A chimney breast houses the oven with beautiful herringbone metro tiling.



French doors lead out to the mature garden. A sun-drenched retreat, the garden sets the perfect scene for al-fresco dining, whilst providing a low-maintenance space, perfect for busy households. Landscaped with care, it offers a surprising degree of privacy and is perfect for entertaining, relaxing, or simply enjoying peaceful moments. There's also a useful brick outbuilding than could be converted to an office space or removed to grow the garden.

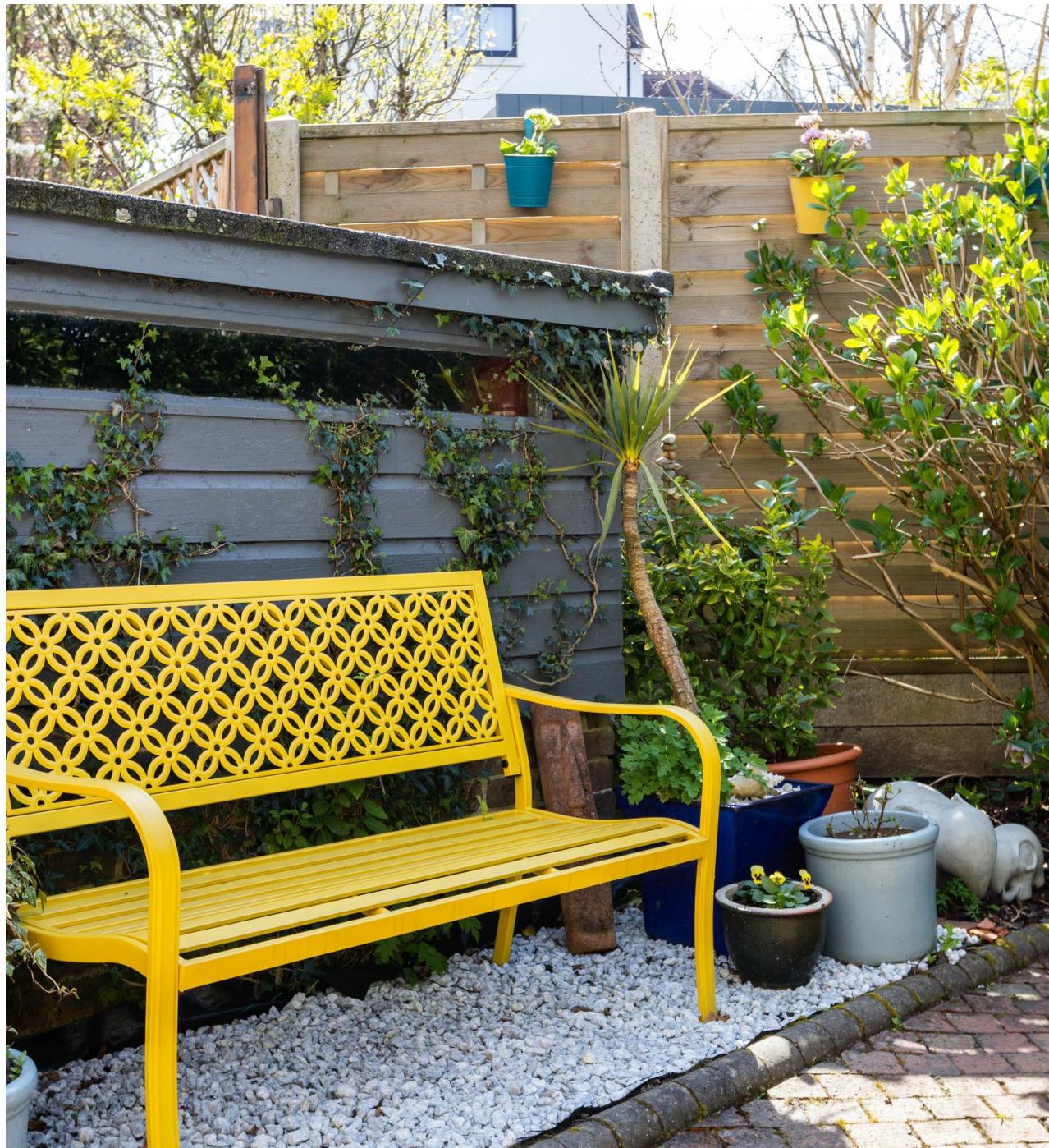
A newly installed utility room (added in early 2024) provides a handy side entrance and is ideal for muddy boots, school bags, or day-to-day essentials. A downstairs WC completes the ground floor. The property also benefits from a basement, currently used for an additional storage.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, each brimming with charm and period character. A stylish family bathroom serves the first floor, while the generous loft presents excellent scope for further extension (STPP), allowing the home to grow with you.

The property benefits from off-road parking on the private driveway, a coveted asset in these Victorian streets. For those with bikes and scooters, a convenient side access provides storage.







Fengate's road, arguably one of Redhill's most characterful streets, is a desirable residential road for families and professionals alike. At one end, Deli on the Hill is a local's favourite coffee and sandwich spot. The other end of Fengate's winds around to a parade of amenities, including a florist, post office, newsagents, gaming shop and takeaways, as well as Donyngs Leisure Centre.

Positioned on the Redhill/Reigate border, residents here enjoy the convenience of Redhill's town centre, superstores and excellent train links, whilst in close proximity to the historic charm of Reigate's high street. Reigate offers a thriving café culture, boutique shopping and independent restaurants. For those looking for a Friday evening drink, the local Pilgrim Brewery pub The Hatch is within walking distance, with outside benches to maximise the Summer sun, and a cosy interior for the Winter months.

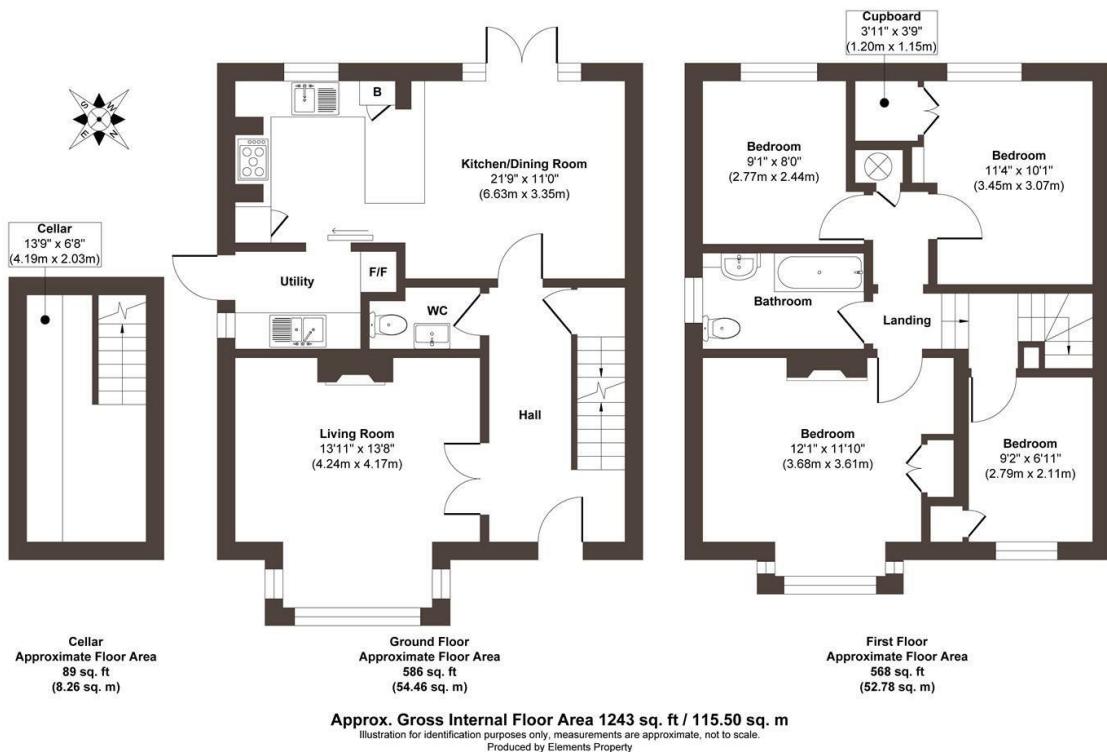
Redhill Common is just around the corner - a mere 100m away - provides a green oasis perfect for weekend walks, adventures with the kids, or morning strolls with the dog. Along with Earlswood commons, there are over 100 hectares of green space to explore. This property is also perfectly positioned for the area's best Ofsted-rated schools and highly rated nurseries, all within walking distance.

A true highlight, the current owners speak warmly of the vibrant community spirit: regular street parties, Easter egg hunts, curry nights and informal get-togethers have made this a special place to call home. From newlyweds to having raised their family here, this home has been a constant – full of laughter, memories, and the joy of living in a truly welcoming neighbourhood.









## The Details

- Elegant detached period home, built in circa 1895, believed to be on the original homes on the road
- An excellent example of Victorian architecture, with beautifully proportioned rooms and high ceilings
- A charming open plan kitchen and breakfast room, zoned by kitchen units, ideal for sociable households
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- French doors open onto a private sun-drenched garden, it's south-west aspect maximising on the afternoon sun and sunsets
- The first floor finds four well-proportioned bedrooms, accompanied by a modern family bathroom
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- The period charm sets the backdrop for modern convenience, with a downstairs WC and a new utility room with side access
- Off street parking on a private driveway and side passage providing space for bikes and scooters
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- Situated in the desirable 'Redgate' location, fondly nicknamed by it's residents due to it's proximity to the Redhill/Reigate border

**Size**  
Approx 1243.00 sqft

**Energy Performance Certificate (EPC)**  
**Rating E**

**Council Tax Band**  
**E**





# Let's Talk

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