



Redhill
Guide Price £1,250,000



An impressive five bedroom period property built in 1850. Offering an abundance of character features throughout, a garage and easy access to Earlswood Station this stunning home is a must see.



Built in 1850 this impressive detached Victorian home offers spacious living accommodation over three floors. With an abundance of character features throughout it benefits from an elevated position with outstanding southerly views of St John's Church and the south downs. The accommodation comprises a modern high specification fitted kitchen/breakfast room with bi-fold doors onto a southerly aspect terrace, a utility room, two sitting rooms, one which could be used as a dining room both with open fires with two sets of double doors opening into the Victorian conservatory, downstairs WC and store room. On the first floor there is the principle suite with luxury en-suite facilities and fitted wardrobes. There are two further double bedrooms and a family bathroom. On the second floor are two further bedrooms which is an ideal space for home office.

Outside

The garden at the property rises via a number of lawned terraces to the furthest end where there are fantastic far-reaching southerly views.

There is convenient access to the property from the front on two sides. To the left is the original Victorian entrance via steps to the porched front door; or to the right via the driveway which also provides access to the garage and the kitchen. Immediately to the front of the property is a large enclosed area of paved terrace, an area ideal for al-fresco dining.

There is off road parking for two cars in front of the garage.



At a glance

- 5 bedroom detached Victorian house
- Built in 1850
- 2651 sq ft
- Garage and off street parking
- Favoured St Johns Conservation Location
- Backs on to Redhill Common
- EPC D
- Council Tax Band F

Location

Backing on to Redhill Common, located in the highly regarded St John's area and accessible to Earlswood (0.4 miles) and Redhill stations with frequent fast services to London Bridge and Victoria, together with the South Coast. Gatwick Airport is accessible via the A23. There is a tremendous choice of schools locally including St Johns Primary, Reigate Grammar and Dunnottar Schools. Excellent facilities can be found at both Reigate and Redhill towns including many specialist shops, cafes, restaurants and supermarkets.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

Intrigued?

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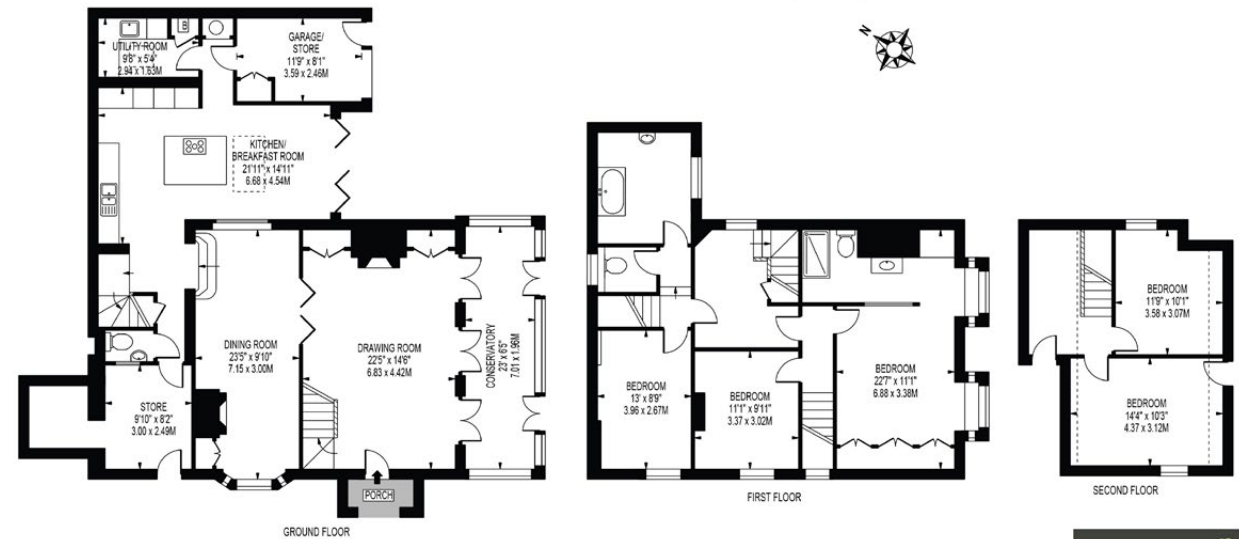
PENDLETON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2651 SQ FT - 246.26 SQ M

(INCLUDING RESTRICTED HEIGHT AREA, GARAGE & STORE)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 95 SQ FT - 8.83 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE & STORE: 88 SQ FT - 8.16 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Robert Leech

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