

STONE



Philanthropic Road RH1

£400,000

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

The Stone Family



£400,000 - £425,000 Guide Price.

This 20th century home is a particularly well-kept example of its era. It has clearly been carefully looked after over the years, while its partly original interiors offer an increasingly rare opportunity for a new owner to make their own mark.

The front reception room is perhaps the best expression of the house's mid-century character. A broad bay window brings plenty of natural light into the room, while the original stone-built fireplace forms a distinctive focal point. Arched, wallpapered alcoves sit symmetrically either side, complete with low-level shelving, while decorative wall lights, cornicing and ceiling mouldings add to the sense of period detail. There is something rather appealing about seeing these features still intact – a glimpse of the home as it was originally designed.

To the rear, the traditional kitchen and dining room lead into a generous conservatory, its pitched glazed roof creating a bright additional living space with an outlook across the garden. A separate utility room is tucked discreetly to one side, keeping the practicalities of everyday life away from the main rooms.



Upstairs, the straightforward layout continues with two well-proportioned double bedrooms, both with built-in wardrobes, alongside the family bathroom. The rooms are light, comfortable and neatly presented, providing a solid foundation for someone looking to gradually introduce their own style.

Outside, the garden offers a tiered terrace, lending itself naturally to summer barbecues and outdoor dining, while a useful store occupies one corner. There is opportunity here to landscape the garden to your taste. To the front, a private driveway leads to the garage, which also benefits from direct access into the garden.

For those thinking a little further ahead, the plot and existing garage arrangement present interesting potential to extend the accommodation, subject to the necessary planning permission. It gives the house the ability to evolve with its next owners – whether creating additional living space, a larger kitchen or simply reworking the existing footprint.







Earlswood has become one of Redhill's most popular residential pockets, characterised by its established, characterful streets and a strong sense of neighbourhood. Everyday amenities are close at hand, with Redhill town centre providing a wider choice of shops, cafés and services, while local favourites including Priory Farm are only a short drive away.

For commuters, both Earlswood and Redhill railway stations are within walking distance, providing connections towards London and the wider Surrey and Sussex network. The location is also particularly convenient for East Surrey Hospital, while Gatwick Airport is readily accessible by road or rail – useful for those working locally as well as anyone travelling regularly.

There is plenty of greenery nearby, too, with Earlswood Common and its surrounding open spaces offering an easy destination for weekend walks, running and time outdoors. Families are well served by a choice of schools in Redhill and the surrounding area, helping make this a practical location for buyers looking for a home that can work equally well for everyday life and the commute.

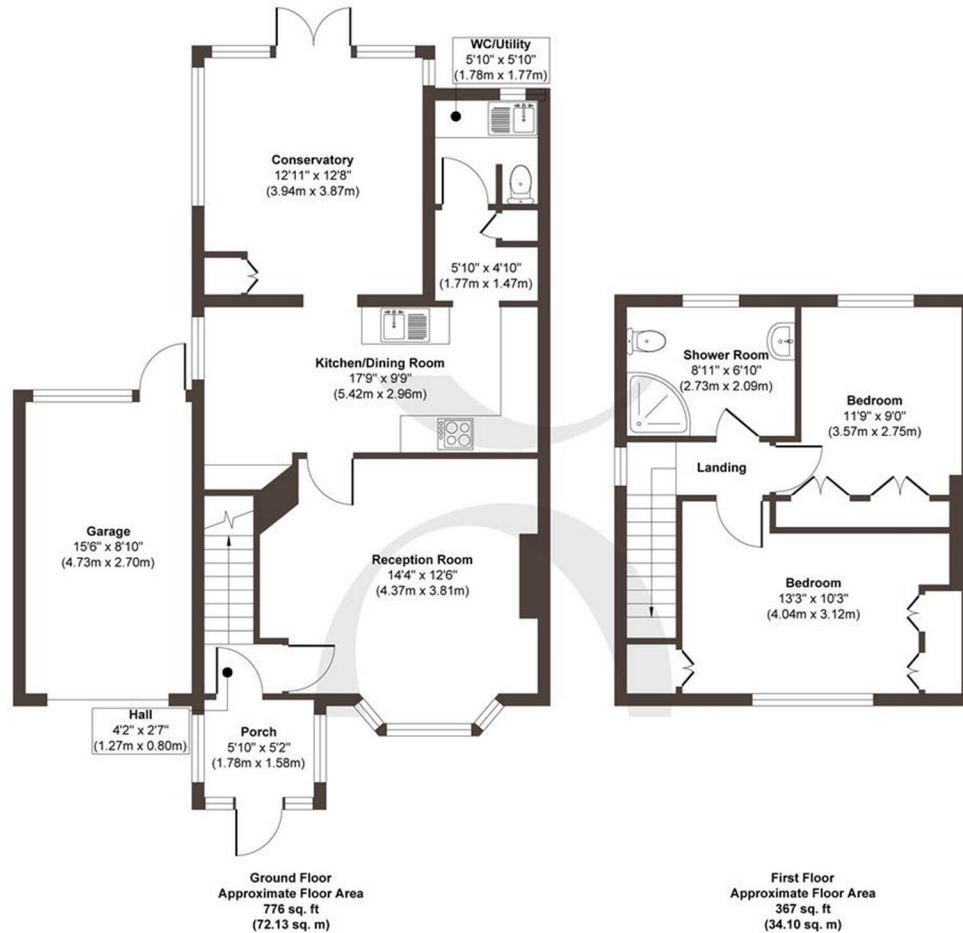






The Details

- £400,000 - £425,000 Guide Price: Offered to the market with no chain
- Two bedroom home with original character
- In need of modernisation, an opportunity to create your ideal home
- Charming front reception with bay window and stone fireplace
- Traditional kitchen and dining room opening into a generous rear conservatory
- Separate utility room providing useful additional storage and practicality
- Two well-proportioned double bedrooms, both with built-in wardrobes
- Private garden with tiered terraces, ideal for landscaping
- Exciting potential to extend and rework the existing footprint, subject to consents
- Driveway parking and garage with direct access into the rear garden



Approx. Gross Internal Floor Area 1143 sq. ft / 106.23 sq. m (Including Garage)

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

Produced by Elements Property

STONE

Energy Performance Certificate (EPC)

Band D

Council Tax Band

D



STONE

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