



**FINE & COUNTRY**  
Kingswood

*Ashcroft*  
9 Cavendish Road, Redhill, Surrey RH1 4AL



## Property at a glance

- Substantial Detached Edwardian Family Home
- Refurbished & Remodelled
- Five Bedrooms
- Two Bath/Shower Rooms
- Open-Plan Kitchen/Breakfast/Family Room
- Four Reception Rooms
- Study, Utility & Ground Floor Cloakroom
- Detached Double Garage with Electric Gated Forecourt
- Chain-Free Sale
- Close Proximity to Railway Station

## Setting

This beautiful family home is situated in the sought-after conservation area within half a mile of town centre with its selection of high street stores (including M&S, Sainsburys, H&M, Waterstones to name just a few) and restaurants. Redhill train station offers fast trains to London Bridge and London Victoria (ie 30 minutes) as well as to Tonbridge, Gatwick and the South Coast. The property is also within walking distance of The Home Cottage, one of Redhill & Reigate's best gastro pubs.

The M25 can be accessed at junction 8 at the top of Reigate Hill giving access to the wider motorway network in addition to Gatwick and Heathrow airports.

The neighbouring town of Reigate offers fine dining restaurants and cafes, an Everyman cinema or shopping amongst the array of shops including many High Street names in addition to many local independents.

Locally there are also many schools within a short distance including the outstanding senior state school St Bedes, in Redhill, Reigate Grammar School, and the highly regarded preparatory school The Hawthorns in Bletchingley.

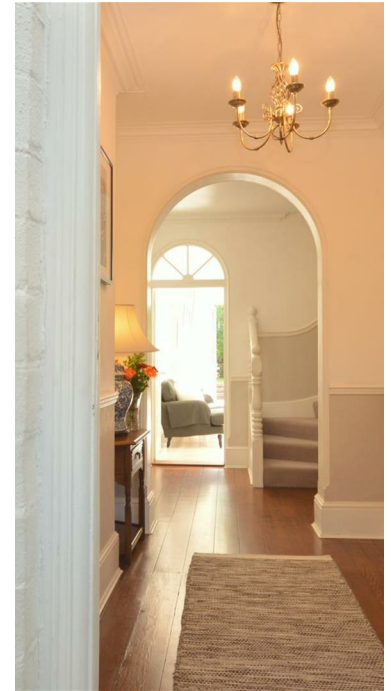
**£1,295,000 Freehold**

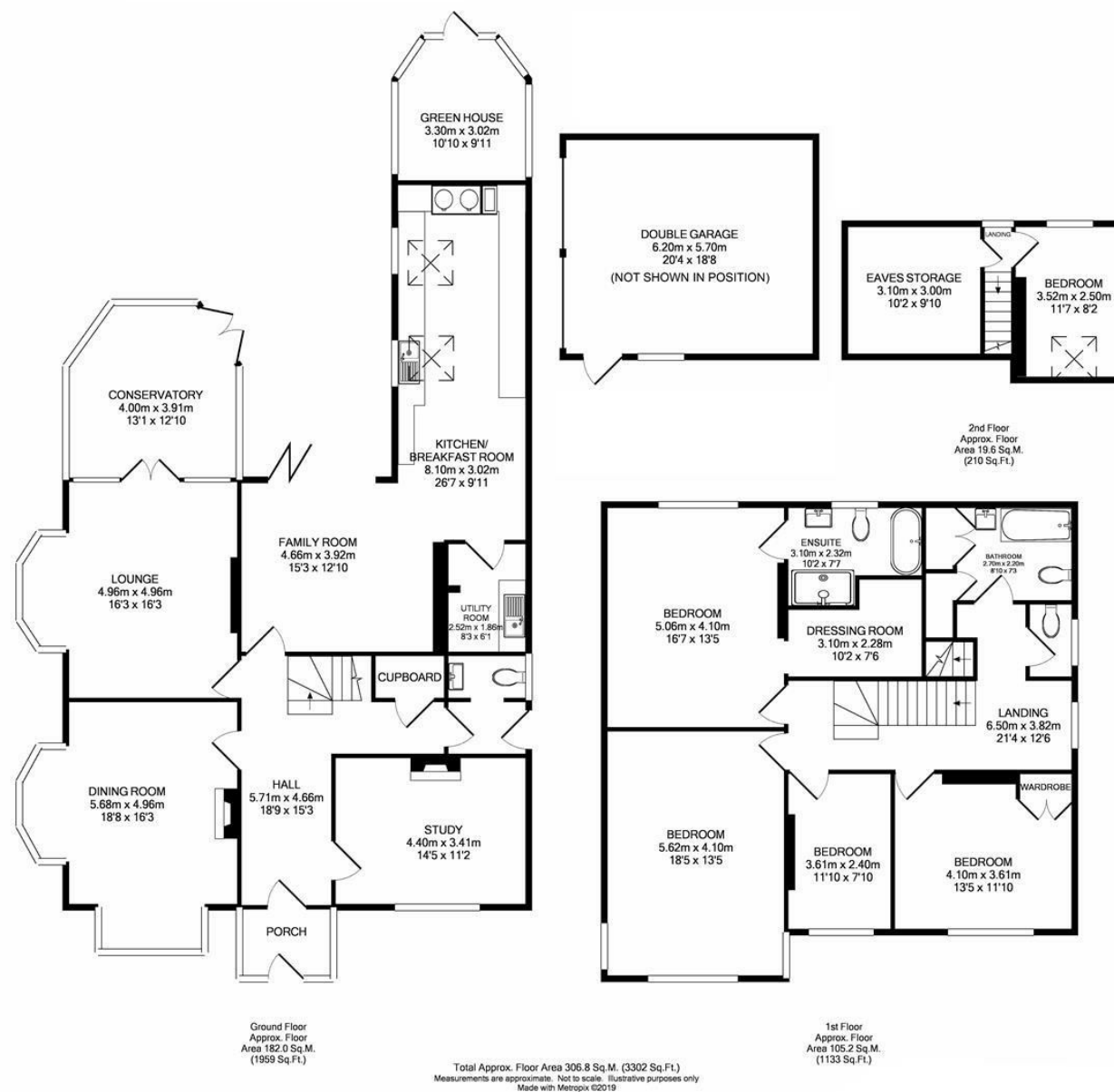
# Ashcroft

Located within one of Redhill's most sought-after roads is this attractive and beautifully-refurbished Edwardian property, conveniently located less than half a mile from the railway station and offering over 3000 sq ft of flexible living accommodation. Just stepping inside the entrance hall you will notice how much character the property has to offer, with original stripped wood floorboards, high ceilings, ornate cornicing, picture rails, large bay windows, original windows with secondary glazing and impressive fireplaces.

To the ground floor is a fabulous entrance porch with original tiled floor; a grand entrance hall, double aspect sitting room with an open fireplace and doors opening to the conservatory; a large formal dining room and a study with open fireplace. There is a newly-modernised kitchen/breakfast room with vaulted ceiling, exposed beams, a range of integrated appliances and an Aga. The kitchen/breakfast room adjoins the family room with bi-folding doors to the rear garden which is perfect for entertaining. Also on the ground floor is a cloakroom and utility room. A fabulous staircase leads to the landing and provides access to a spacious master bedroom with dressing room and a modern ensuite bath/shower room, three further bedrooms, family bath/shower room and a separate cloakroom. On the second floor is bedroom five and a eaves storage room.

To complete the picture there is a mature and secluded rear garden with a large sun terrace, a pergola with a stunning wisteria providing cover; a further barbecue area and there is a large green house and established fruit and vegetable patch. From the rear garden a wrought iron gate leads to the rear electric-gated forecourt with access to the detached double garage, which includes a fast-charge electric charging point. There is potential to convert the garage (with plumbing and electrics already in place) s.t.p.p. A further driveway is located to the front. This is a truly elegant home and a hidden gem.

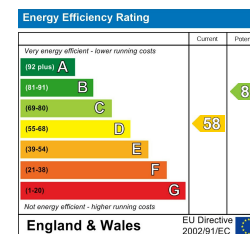




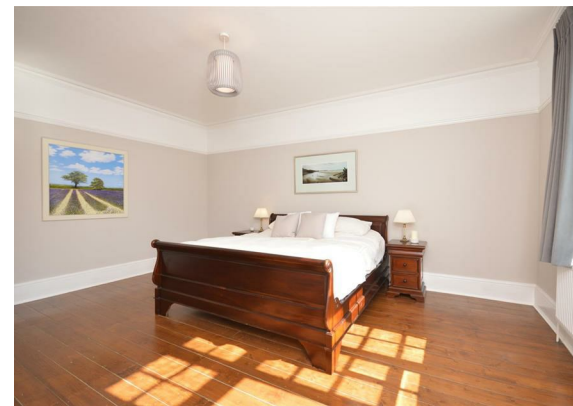
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.







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