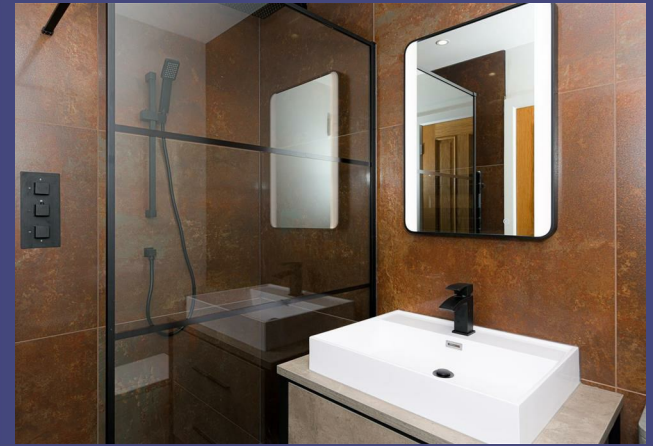
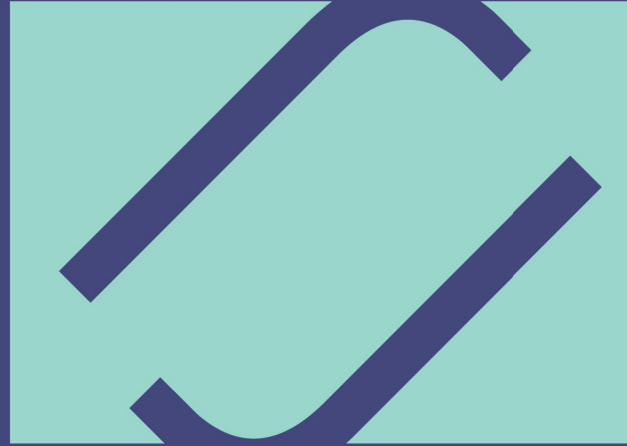
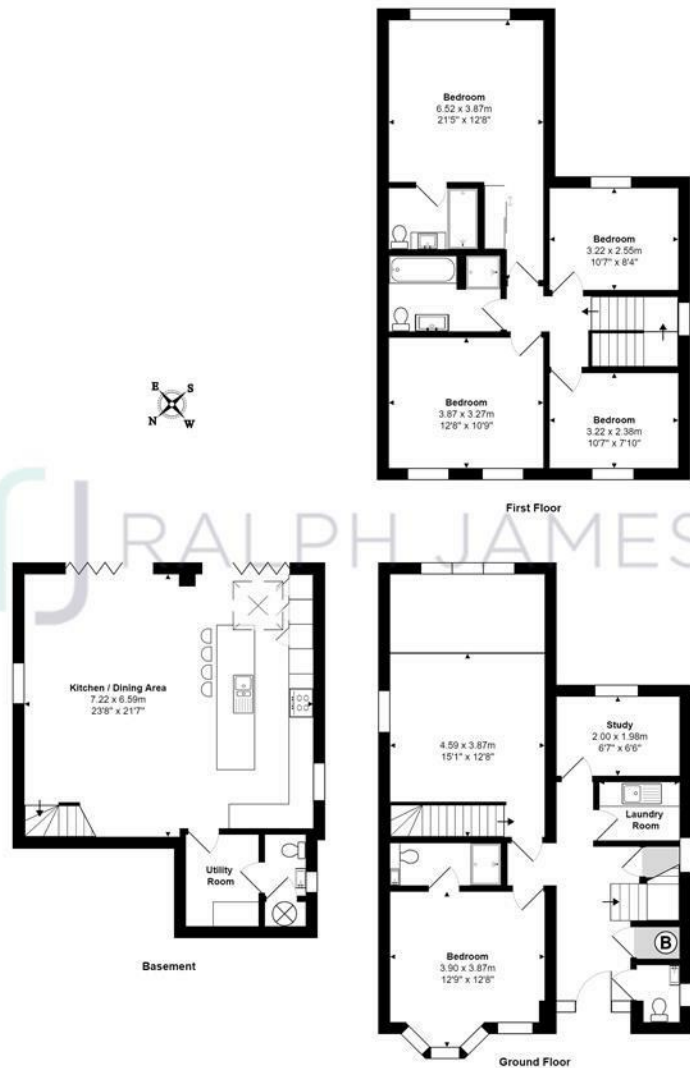


Woodlands Road  
Earlswood  
Surrey  
£875,000



RALPH JAMES

# FLOOR PLANS



Woodlands Road, Redhill  
Total Area: 184.2 m<sup>2</sup> ... 1982 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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RALPH JAMES



## IN A NUTSHELL



Landscaped & easy to maintain garden



Large open plan living space, sitting room and study



Stunning bespoke kitchen & two utility room



Five bedrooms



Family bathroom, 2 en-suites & W/C



Large driveway





# WHAT'S GREAT?

GUIDE PRICE: £875,000 - £900,000

If you're looking for something extraordinary, then look no further. This gorgeous house has been extended and completely renovated to be transformed into a bright and unique family home with an exceptional amount of natural light from the floor to ceiling glass wall at the back of the property and the open plan layout with bi-folding doors makes this already generously sized home feel even more spacious.

The bespoke kitchen/dining area is something friends will be envious of, it's huge island gives you plenty of space to create new and delicious recipes. Adding in an impressive dining table, you can wind and dine guests all year round. Open up the bi-folding doors during the summer and expand the already exceptional floor space or enjoy the pretty night sky of an evening with the doors closed and a scrumptious roast.

Outside is the landscaped garden with a large patio for your furniture, you can add a selection of flowers to the raised beds to add a pop of colour and the children can play on the lawn with some fun garden games. Side access from the driveway means you can bring the dogs through the back of the garden and clean them off to avoid muddy paw prints throughout the house.

Up the stairs to the mezzanine floor, you can set up a home office or a sitting area and bask in the warm sunshine whilst admiring the views. This floor also has a study, laundry room, W/C and the first double bedroom with its own luxurious en-suite.

The first floor has four additional bedrooms, all great sizes and the master also comes with a sizable en-suite and built-in wardrobes. Like the rest of the property, the family bathroom is finished beautifully with a huge bath tub and separate walk-in shower.

The location of this house is great, with both Ealrswood and Redhill station within walking distance and quick links into the city, you can leave the cars parked up on the drive and head into town.





Ashley likes it  
because....

"I love the design of this home, the current owners have created a one of a kind home that is perfect for the busy running's of a growing family. Flooded all year round with natural light, this home is not only perfectly finished it is also in a great location with quick access into the local town, to the station with links into the city and you're just a short walk from Redhill Common that offers spectacular views of the surrounding countryside."

## SELLER'S SECRET

Coming soon...

## CLOSE TO HOME

Earlswood station 0.4m

Redhill station 0.9m

St Johns primary school 0.5m

Earlswood Infant school 0.6m

Brambletye school 0.7m

The Plough pub 0.5m

The Warwick school 1.1m

Reigate High Street 2m

East Surrey Hospital 1.4m

Gatwick Airport 7.5m

To buy or not to buy...

RALPH JAMES



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