



PADDOCKS MILL STREET, REDHILL, SURREY, RH1 6PA
£800,000
FREEHOLD

***** SPACIOUS CHARACTER HOME, NESTLED INTO THE WOODS WITHIN A SMALL GATED CUL DE SAC *****

This period property is truly unique, and is tucked away at the end of a private track within the woodland, close to Redhill Common.

The property has a good size block drive to the front, which in turn leads to an attached double garage. Through the main door there is a long hallway that offers ample storage as well as a utility area and a cloakroom. You have a dual aspect kitchen/breakfast room, a dining room with doors to a conservatory, a study overlooking the garden, and a triple aspect living room. Up on the first floor there are three double bedrooms, a large family bathroom, and an en-suite shower room off of the largest, dual aspect bedroom.

Outside there is a raised area to the left upon your entry to the driveway, there you have a brick outbuilding and a detached studio, which has a kitchen and shower facilities. At the rear of the house there is a mature wooded garden, which extends around 90ft in width, and is approximately 40ft in depth.

Redhill Common can be found at the end of the drive, and extends all the way to Reigate, offering some beautiful views. There are shops close by, in addition to a lovely community pub.

Around a mile away you have the bustling town centre of Redhill, which has a range of high street shops, 24 hour gym, shopping centre, multi screen cinema and direct train links to London.

- **CHARACTER HOME**
- **THREE DOUBLE BEDROOMS**
- **DOUBLE GARAGE**
- **OUTBUILDINGS**
- **COUNCIL TAX BAND: E**
- **NO CHAIN**
- **BATHROOM & ENSUITE**
- **DRIVEWAY**
- **WOODLAND SETTING**
- **EPC RATING: E**





ROOM DIMENSIONS:

ENTRANCE HALL
18'2 x 6'5 (5.54m x 1.96m)

CLOAKROOM
4'10 x 4'7 (1.47m x 1.40m)

STUDY
12'9 x 8'9 (3.89m x 2.67m)

LOUNGE
16'8 x 12'10 (5.08m x 3.91m)

DINING ROOM
21'4 x 8'1 (6.50m x 2.46m)

CONSERVATORY

KITCHEN/BREAKFAST ROOM
17'1 x 9'8 (5.21m x 2.95m)

UTILITY ROOM
7'10 x 3'9 (2.39m x 1.14m)

FIRST FLOOR LANDING

BEDROOM ONE
17'7 x 9'8 (5.36m x 2.95m)

ENSUITE SHOWER ROOM
12'10 x 8'2 (3.91m x 2.49m)

BEDROOM TWO
12'8 x 9'3 (3.86m x 2.82m)

BEDROOM THREE
12'10 x 8'2 (3.91m x 2.49m)

BATHROOM
8'3 x 8'2 (2.51m x 2.49m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

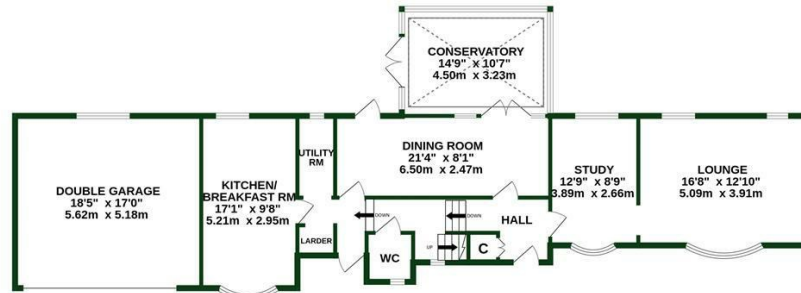
90FT X 40FT REAR GARDEN

DOUBLE GARAGE
18'5 x 17'0 (5.61m x 5.18m)

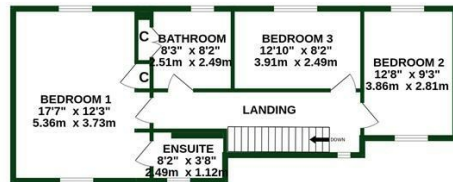
OFF ROAD PARKING FOR FIVE CARS



GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 2009 sq.ft. (186.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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