



16 Batts Hill, Redhill, RH1 2DH
Offers In Excess Of £490,000



Occupying an elevated position on Batts Hill, this attractive three-bedroom semi-detached home enjoys far-reaching views across the surrounding landscape towards the North Downs.

The vendors are suited, having secured a chain-free onward purchase, and the property offers excellent scope for further improvement and extension, subject to the necessary planning consents. Planning permission was previously granted to reconfigure the existing ground-floor layout, including the creation of a cloakroom and extension of the kitchen, although this has since lapsed (Ref: 08/00443/F).

To the front, a driveway provides access to the garage that provides additional storage or workshop space, with a particularly useful level parking area immediately in front of the house. An enclosed entrance porch provides a practical and welcoming arrival before opening into the central hallway.

The bright, bay-fronted living room is an inviting space, retaining original timber floorboards and a real-flame gas fireplace which adds warmth and character. From here, the accommodation flows naturally through to the dining room, creating a sociable connection between the principal living spaces while allowing each room to retain its own identity.

To the rear, both the dining room and kitchen open directly onto a substantial decked terrace, which provides a generous outdoor seating area, beyond which the garden continues.

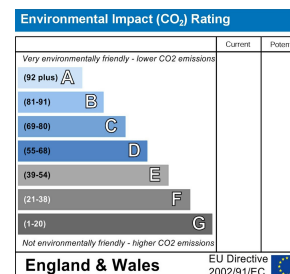
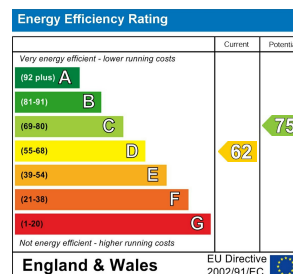
Upstairs are three bedrooms and the family bathroom,

which benefits from an Aqualisa shower, together with a fully boarded loft providing useful additional storage.

A further standout feature can be found within the garden, where the detached studio has been successfully used as both a home office and gym. Equipped with power and air conditioning, it provides a comfortable and genuinely versatile year-round space for home working, fitness, hobbies or creative pursuits.

With its bright and connected living spaces, substantial decked terrace, garage, superb garden office/gym and wonderful elevated views, this is a home that offers considerably more than first meets the eye.

Batts Hill is ideally positioned between Redhill and Reigate, offering excellent access to both town centres and their respective schools, shops, restaurants and leisure facilities. Redhill station provides direct rail services towards London, while road links give convenient access to the M25 and Gatwick Airport.





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