



June Lane, Salfords, Redhill, RH1

JUNE LANE, SALFORDS, REDHILL, RH1

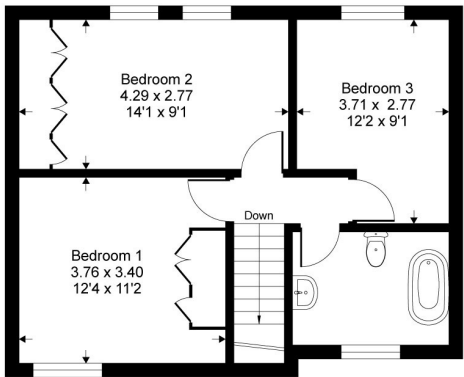


- Picturesque views towards Surrey Hills
- Secluded private road
- Close to local amenities
- Mature garden with beautiful backdrop
- Character features throughout
- Converted sound proof/powerful garage
- Ample driveway space for 2 to 3 cars

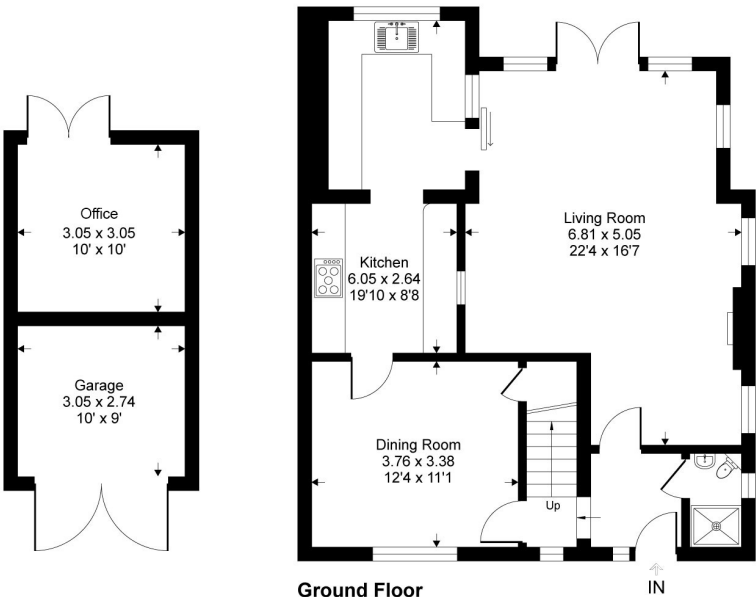
PROPERTY NAME

June Lane, RH1

Approximate Gross Internal Area = 117 sq m / 1261 sq ft  
Approximate Garage Internal Area = 8 sq m / 90 sq ft  
Approximate Outbuilding Internal Area = 9 sq m / 100 sq ft  
Approximate Total Internal Area = 134 sq m / 1451 sq ft



First Floor



Ground Floor

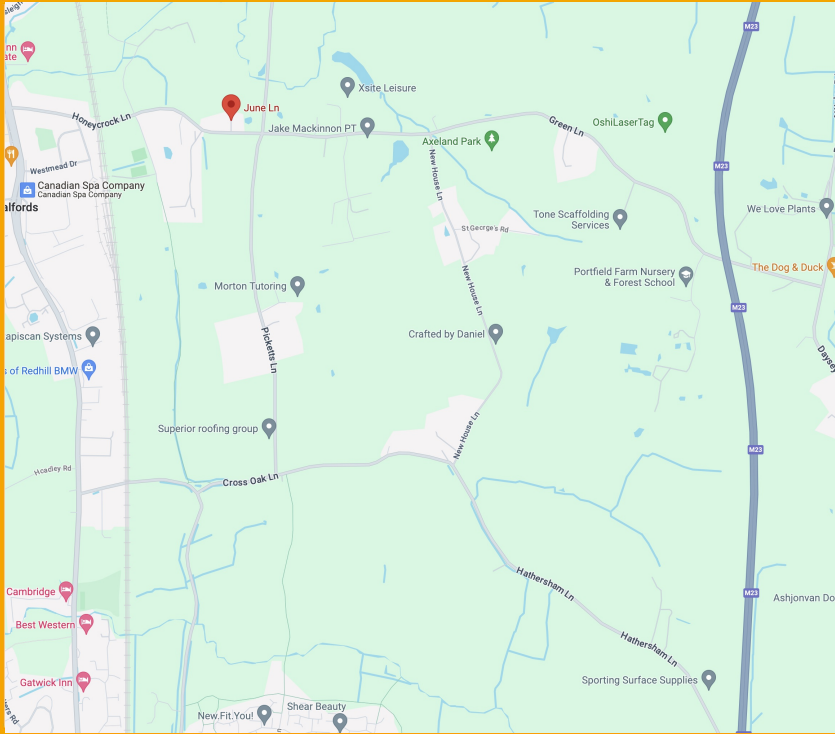
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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As you step inside this welcoming house, you'll be impressed by the huge living room with oak beams, traditional fixtures, a wood burner, oak flooring and exposed brickwork – a vaulted ceiling contributes to the airy atmosphere. Bespoke doors fully open to the garden, blending indoor and outdoor living. A sliding barn door leads to the kitchen, boasting exposed beams an antique French butler sink, bespoke stained-glass windows, handcrafted kitchen cupboards and original hand-made tiles above the cooker adding unique touches. A spacious dining room with views over adjoining farmland and a recently refurbished shower room with a feature high-level cystem, complete the downstairs accommodation. Come on upstairs, the primary bedroom features exposed brick, built-in wardrobes and beautiful views.

Bedroom two has built in wardrobes and overlooks the garden and, finally, bedroom three benefits from double aspect windows, flooding the room with natural light – all three are double rooms. The bathroom showcases an original Victorian bathtub, adding a touch of elegance. You also have the benefit of a boarded loft with ladder providing extra storage space. Outside, you'll find a mature garden at the rear, featuring a stunning backdrop and a smaller garden at the front, perfect for sunset watching! Part of the garage has been converted into a studio/office which is sound-proofed and fitted with power and lighting, perfect for creative or practical uses. There is also a wood-store, large shed and parking for 2-3 cars.

## PROPERTY NAME



This fabulous home is located just outside Redhill, Reigate and Horley town centres in the very popular Salfords village. Redhill town centre is less than 4 miles away so a short drive will get you there in under ten minutes. The market town of Reigate is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a central cafe. Salfords main line station is under half a mile away and offers great links to London and the South Coast. So, if you are looking for a period family home, beautifully presented, situated in a fabulous spot, this is the property for you.

Council tax band D, £2371.45

## DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
[hello@houndandporter.co.uk](mailto:hello@houndandporter.co.uk)