

INIGO



Victoria Court

REDHILL, SURREY

SOLD

Occupying the ground floor of the West Wing of a significant Grade II-listed building, this wonderful two-bedroom apartment extends to over 1,250 sq ft. An array of private amenities are at the residents' disposal, including extensive parkland, a swimming pool, leisure facilities and two private parking spots. Thoughtfully re-imagined under the current ownership, the home underwent a complete refurbishment in 2017, which celebrates the history of the surrounding building while creating a home suitable for contemporary living.

Setting the Scene

Victoria Court has had a fascinating and rich history, with many a royal connection. The expansive Jacobean Revival estate was constructed circa 1853 and was originally intended as a centre for convalescence and healing. The grounds and building were sensitively converted into private apartments with leisure facilities in 2000. For more information, please see the History section below.

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The Grand Tour

The apartment is oriented around a wonderfully spacious reception room with voluminous ceiling heights and dual aspect windows. A spectacular bay window casts light across bespoke cabinetry; Italian flagstone runs underfoot.

An elegantly proportioned hallway runs the length of the home, offering both ample storage with bespoke cabinetry and additional living space to enjoy a morning coffee by the home's large picture windows. A charming kitchen and breakfast area sits at the end of the hallway, featuring painted wooden cabinetry, stone worktops and a dual aspect view of the surrounding grounds.

The main double bedroom suite offers beautiful bespoke cabinetry with cut-in grilles and classical detailing; the en suite bathroom has a full-size bath with overhead shower, basin and WC; Italian natural stone tiling continues throughout. A well-proportioned second bedroom sits adjacent, with more fitted cabinetry and an en suite shower room.

Victoria Court's extensive leisure facilities are a truly unique aspect of the development. Beneath an original Victorian vaulted ceiling sits the health and wellbeing centre, where residents can enjoy a private swimming pool and gym in a truly grand setting. Additionally, there are separate changing rooms, personal training available and a separate Gothic library at the owner's disposal — additionally, the home benefits from two allocated parking spaces, entry phone access and 24-hour security.

The Great Outdoors

The main house is set within beautifully manicured parkland, which offers a private oasis of sweeping lawns and long vistas, perfect for entertaining or a moment of contemplation while on one of the many walks on offer.

Out and About

An abundance of well-revered state and independent schools are within a stone's throw of the home, with a good range of local amenities available in Reigate and Redhill town centre. Nutfield Priory Hotel and Spa is perfect for a spot of afternoon tea or pamper day, with nearby Reigate and its acclaimed Buenos Aires Argentine restaurant and gastro pubs Brouge and The Pheasant also being within reach.

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Located in an ever desirable part of Redhill, Royal Earlswood Park sits some 1.4 miles from Earlswood station and provides excellent connections to the capital (frequent services run to both London Bridge and Victoria). The M25 and M23 are both within reach and provide immediate access to London and nearby Gatwick.

Lease Length: approx. 112 years remaining

Service Charge: approx. £4,000 per annum

Ground Rent: approx. £200 per annum

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.