Home Farm Place, Merstham

Surrey, RH1

HAMPTONS INTERNATIONAL

Beyond your expectations

Superb 5 bedroom barn conversion in Old Merstham

Hamptons International
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5 Bedrooms | Entrance Hall | Kitchen/Breakfast Room | Utility Room | Dining Room | Living Room | Bathroom | 2 Ensuite Shower Rooms | Ensuite Bathroom | Double Garage | Garden | Outdoor Swim/Spa Hydrotherapy Pool | Close to Station and Local Amenities

Offers in excess of £1,000,000 Freehold

Description

Tucked away in a small distinctively prestigious cul- de-sac development situated in the much sought after 'Old' Merstham area of the village and within close proximity to the railway station (345 mts), schools and local amenities. The property is a sympathetic conversion of an existing listed barn complemented with the addition of a substantial modern extension carefully created by Shanley Homes in 2013. The property offers a wonderful blend of charm and character contemporary design and modern technologies including under floor heating and air conditioning to four bedrooms including the master bedroom

The property is thoughtfully laid out over two levels and offers light and airy, versatile accommodation, this includes a double aspect living room that is fitted with a modern Stovax wood burning stove and a delightful dining/family room. Both enjoy views and access in to the courtyard garden and the family room benefits from additional access in to the rear garden. A highlight of the property is the partial vaulted kitchen/breakfast room with ensuite bedroom above. Here you will find the original barn beams offering much character and French doors give access to the courtyard garden. The kitchen is fitted with a good range of Wooden Heart Ivory Shaker cabinetry and an island. There are black granite work tops and integrated appliances include a fridge freezer, dishwasher, 5 ring gas hob and Caple Stove. A separate utility room has space and plumbing for appliances and access to the rear garden. The property benefits from having a ground floor bedroom with spacious ensuite Jack & Jill shower room.

On the first floor there are three bedrooms and a family bathroom. All these rooms have fitted wardrobes and the master bedroom benefits from air conditioning and has an ensuite bathroom with separate shower.

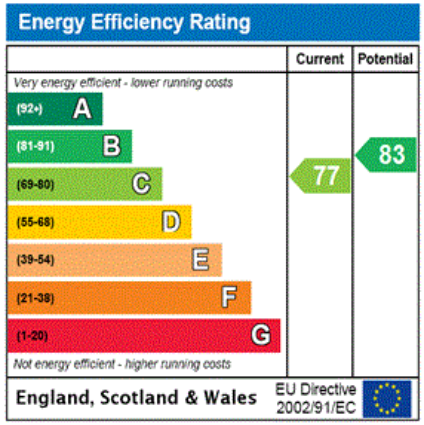
Outside

The property sits in an exclusive development of just 10 properties approached through an electric 5 bar gate. A block paved driveway leads to a double garage and the front garden laid mainly to lawn with mature hedging to the sides.

The property enjoys two further gardens to the east and west side, both with direct access into the house. A fabulous westerly facing courtyard style garden is partially decked with space to sit out and entertain and there is a sunken swim spa and hydrotherapy pool. The garden to the East is laid with artificial lawn, has access to the detached garage and a seating area.

Location

Quality Street is a no through residential road in the pretty village of Merstham. The village is popular with commuters due to its mainline station (0.2 miles) with direct services to Victoria (30 mins) and London Bridge (32 mins). There is easy access to the M25, M23 and A23 and local schools including Royal Alexandra & Albert, Reigate Grammar, St Bedes, Reigate College, Dunottar, The Hawthorns.



Home Farm Place, Merstham, Redhill

Approximate Gross Internal Area
244.7 sq m / 2634 sq ft
(Excluding Void)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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