



LONDON ROAD SOUTH

REDHILL RH1 3DT

savills

A FOUR BEDROOM DETACHED FAMILY HOME JUST OUTSIDE MERSTHAM VILLAGE.

LONDON ROAD SOUTH, REDHILL RH1 3DT

3 reception rooms ♦ Stunning kitchen/family room ♦ Utility room ♦ Downstairs shower room ♦ Four bedrooms ♦ Family bathroom ♦ Garage and off street parking ♦ Front and rear gardens

Situation

The village offers a range of small shops and The Feathers public house and restaurant. Merstham is also positioned on the A23 providing direct road links to south London and is just two miles from a link onto the M23 motorway.

For a more comprehensive range of shopping facilities the town centres of Redhill and Reigate are only 1.6 and 2.8 miles away respectively. Reigate's picturesque and bustling high street provides a wide selection of local shops and boutiques including Jack Wills, M&S Simply Food and a good number of restaurants/eateries including Pizza Express, Cote, Cafe Rouge, Bills and Wagamama.

The property is ideally placed for commuters to London via the accessible road network with Junction 8 of the M25 being 2 miles away and Merstham mainline station into London Victoria and London Bridge being only 0.3 miles walk. For the international traveller Gatwick airport lies 7.5 miles to the south.

The surrounding area also boasts a number of schools, state and independent, for all ages including Dunottar, Reigate Grammar, Woldingham Girls and Caterham School to name but a few. The Hawthorns Prep school for ages 2 to 13 is located 2.6 miles away in the village of Betchingley.

Sporting activities in the area include racing at Lingfield and Epsom. Golf at Reigate Heath, Betchingley, Copthorne and Chartham Park. Cricket at Merstham Cricket Club and tennis at Redhill Tennis Club. The local area is renowned for its pretty Surrey countryside and offers extensive riding, walking and cycling facilities.



Description

An imposing and extended detached family house arranged over three floors to provide 2007 square feet of accommodation to include the garage. This home is well presented and has been extended to the rear to create a substantial and practical family home.

The layout and accommodation within the property is shown in the following floor plan. There are three reception rooms on the ground floor. The sitting room has double doors leading out on to the rear terrace and garden. There is also a substantial kitchen/family room which is fitted with a range of modern units and worktops. There are double doors to the side that open on to the rear garden. There is also a useful utility room and a downstairs shower room. On the first floor there are three bedrooms and a family bathroom. The loft has been converted to provide a fourth bedroom on the second floor.

Outside, the house benefits from a private driveway providing off street parking that leads to the garage. The rear garden is arranged as lawn flanked on both sides by mature, planted screening with a paved terrace ideal for entertaining.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



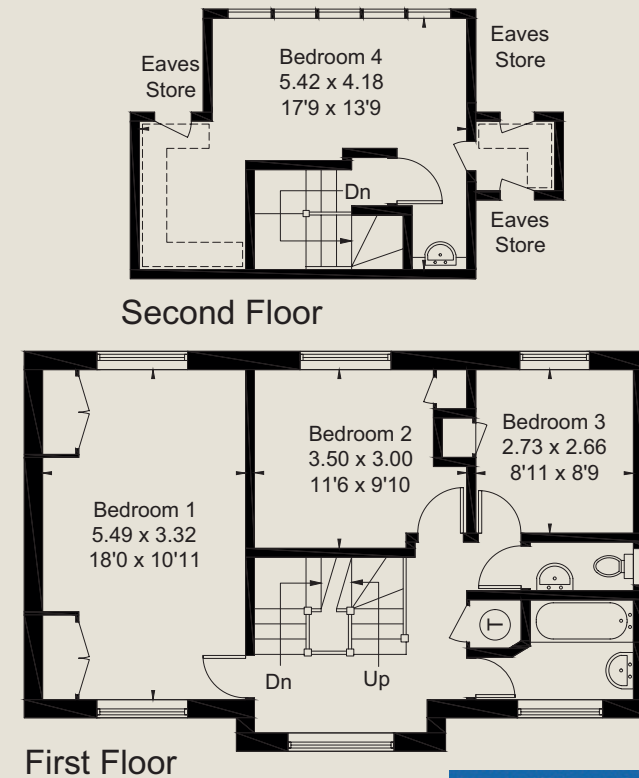
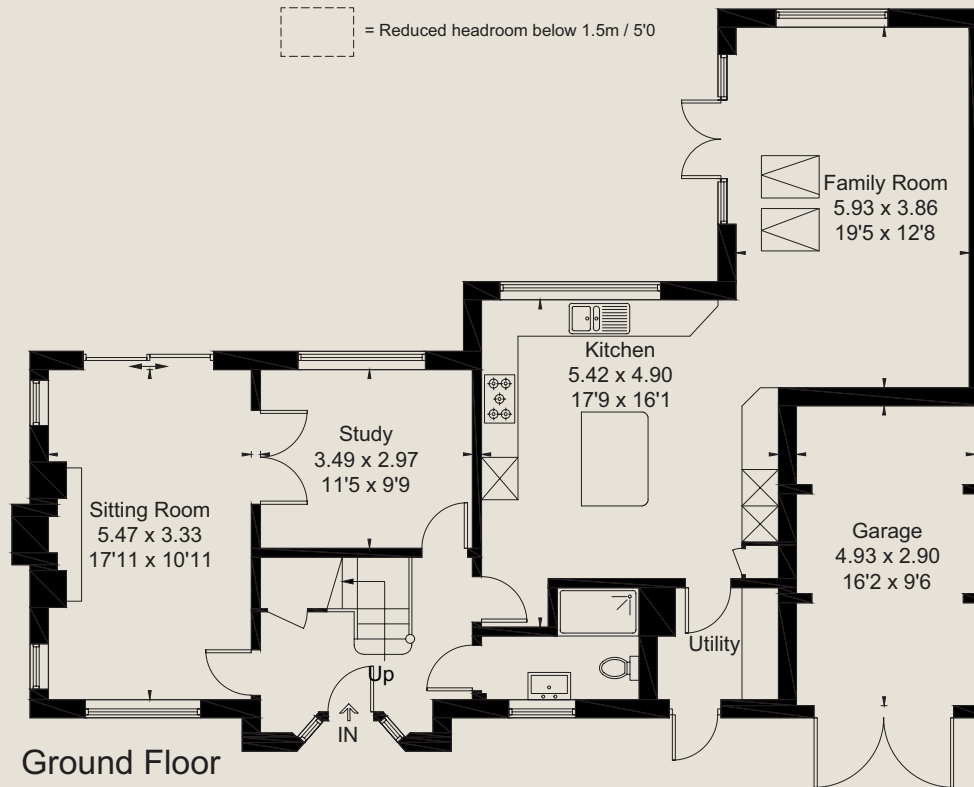
FLOORPLANS

Gross Internal Area (approx)

House = 171.9 sq m / 1850 sq ft

Garage = 14.6 sq m / 157 sq ft

Total = 186.5 sq m / 2007 sq ft



Savills Reigate

Hartland House, 45 Church Street,
Reigate, RH2 0AD

reigate@savills.com

01737 230 200

savills.co.uk

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