



Pretty Edwardian villa set in delightful grounds

Brambleside, Hilltop Lane Redhill Surrey RH1 3DF



Set in grounds of about 0.8 of an acre • Adjoining countryside walks • Feature period verandah • Semi-rural setting

Local information

Situated on the North Downs in an AONB and Area of Great Landscape Value midway between the village of Merstham and Caterham town overlooking a SSSI Bramleside occupies a delightful semi-rural setting with easy access to miles of stunning countryside. Merstham High Street with its range of local shops and mainline railway station, providing connections to London Bridge and Victoria from 33 minutes, is only 2.5 miles away. Further comprehensive shopping and recreational facilities can be found at the popular town centres of Reigate and Caterham. Communications are excellent with Junction 8 of the M25 3.5 miles to the south giving access to the national motorway network, the international airports of Gatwick and Heathrow and the South Coast. Sporting and recreational facilities are substantial with golf at Walton Heath, Kingswood and Bletchingley. Tennis at Chipstead and Kingswood Tennis Clubs. Racing at Epsom and exceptional access to walking, cycling and hacking across the North Downs. There are a number of outstanding state and independent schools within the vicinity.

About this property

This pretty property is set in a wonderful semi-rural location within beautiful grounds of 0.811 of an acre. The accommodation arranged over three floors comprises of a large entrance hall with feature wood burner stove.

The contemporary style kitchen/dining room has granite work surfaces and a range of integrated appliances, there is an attractive dresser unit and space for a dining room table. The utility room has a door to the gardens and also leads to a downstairs shower room ideal for use with the pool in the side garden area. The dual aspect dining room has as study area to the rear. On the first floor is a bright, generous sized sitting room with doors onto an enclosed conservatory area that leads onto the full width verandah. There are two bedrooms on this floor and a four piece family bathroom, the principle bedroom has a feature glazed bay with double doors onto the verandah. The second floor has two further double bedrooms and office/playroom and a shower room. The property has a large driveway with off street parking for several cars as well as a double garage. The grounds are made up of four areas, there is a delightful lawn and terrace area which is enclosed by mature trees with attractive flower and shrub beds. To the left of the property is a swimming pool enclosed by a picket fence and on the right a raised decked area with delightful views. There are further steps up to an additional large lawn area with fruit trees and a wooden studio ideal for a home office/workshop/storage.

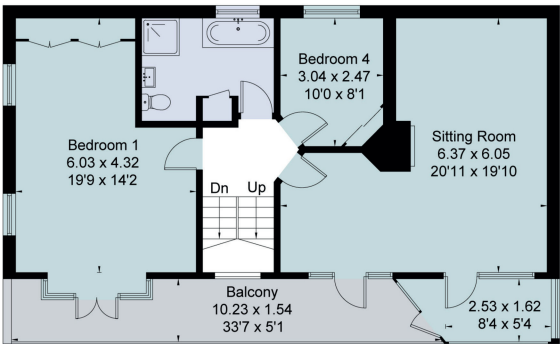
Viewing

Strictly by appointment with Savills

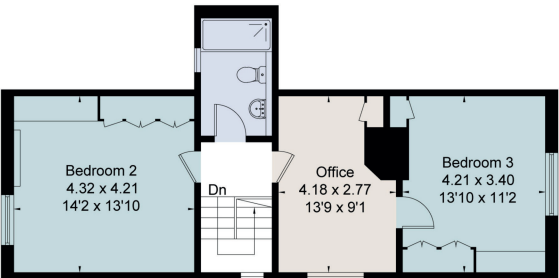




Approximate Area = 201.1 sq m / 2165 sq ft
Garage = 25.4 sq m / 273 sq ft
Shed / Office / Outhouse = 21.4 sq m / 230 sq ft
Total = 247.9 sq m / 2668 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
For identification only. Not to scale.
© Fourwalls

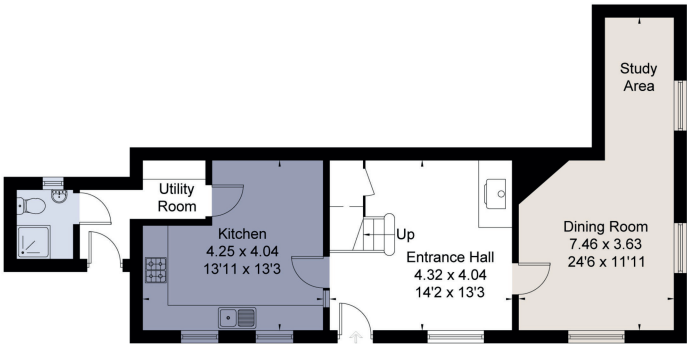


First Floor

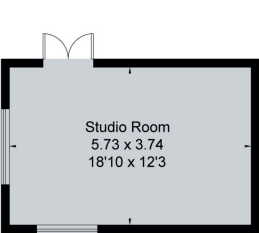


Second Floor

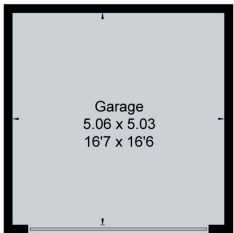
Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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