



Fabulous opportunity on about an acre plot

The New House, Rockshaw Road, Merstham, Surrey RH1 3BZ



South facing gardens of about an acre • Well positioned for Merstham Station • No onward chain • Detached garage and parking • Fabulous potential

Local information

Located just outside the village of Merstham and about a mile from Merstham Station which provides direct rail links to Victoria and London Bridge in under 30 minutes. The village offers a mix of small shops, and The Feathers public house and restaurant. The village also has active cricket, football, sailing, and golf clubs. Merstham is also positioned on the A23 providing direct road links to south London and is just two miles from access onto the M23 and M25 motorways.

The town centre at Redhill offers a diverse selection of shops, boutiques and coffee shops within the main Belfry shopping centre including an M&S department store. Redhill is also home to the Harlequin theatre and cinema and recreational facilities at Donyngs sports centre and swimming pool. Local produce is available from the award winning Priory Farm shop in Nutfield.

About this property

The New House occupies a large mature plot of about an acre that offers a wonderful opportunity as a refurbishment project. There is also fabulous potential to extend the accommodation subject to the usual planning consents and restrictions. There is currently well balanced accommodation over two floors of about 2,239 sq ft excluding the two garages and the workshop.

The ground floor consists of a large entrance hall, two large

reception rooms with a further conservatory, the kitchen/ breakfast room and guest cloakroom. There is also a separate lean to room with a downstairs cloakroom and utility.

On the first floor the principal bedroom has an en suite bathroom. There are three further bedrooms, a bonus room, the family bathroom and a separate cloakroom. There is also a significant loft space.

The house sits in about an acre of mature gardens that face due south. The front garden comprises a large private driveway leading to the detached garages with workshop to the rear. The rear garden comprises a terrace that leads to large lawns with mature planted borders.

Viewing

Strictly by appointment with Savills

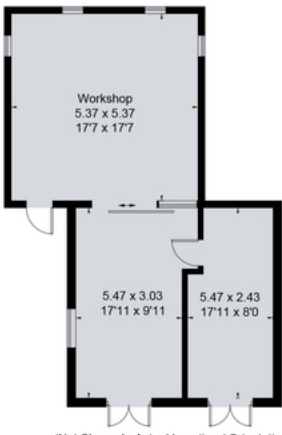
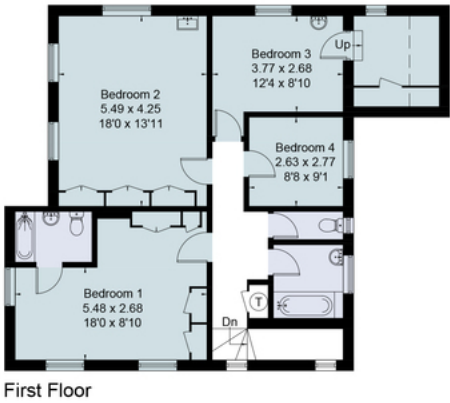
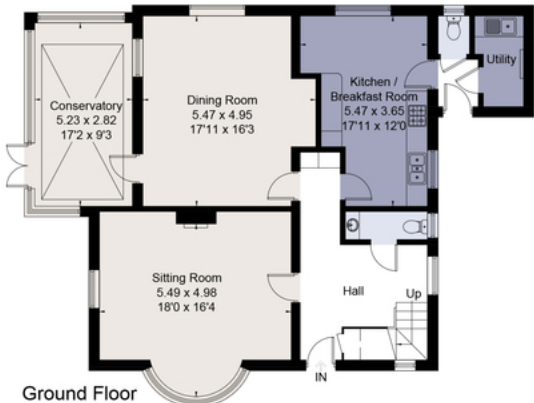




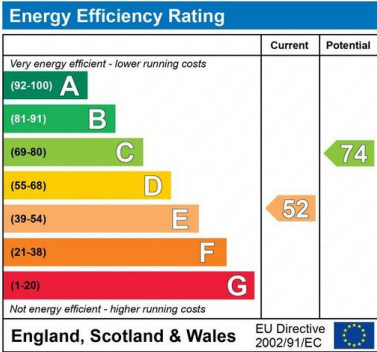
Approximate Area = 208.0 sq m / 2239 sq ft
Outbuilding = 60.4 sq m / 650 sq ft
Total = 268.4 sq m / 2889 sq ft
Including Limited Use Area (6.8 sq m / 73 sq ft)
For identification only. Not to scale.
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Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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