



barnard marcus

Dilkhusha, Shepherds Hill, Merstham Redhill RH1 3AD

welcome to

Dilkhusha, Shepherds Hill, Merstham Redhill

This huge five bedroom detached home is set moments away from Merstham station and boasts three reception rooms, breakfast bar, two en-suites, home office, annexe with kitchen, bathroom and two bedrooms, summer house, additional out-building used as a gym/games room and large south-facing garden!



DILKHUSHAS, HEPHERDS HILL

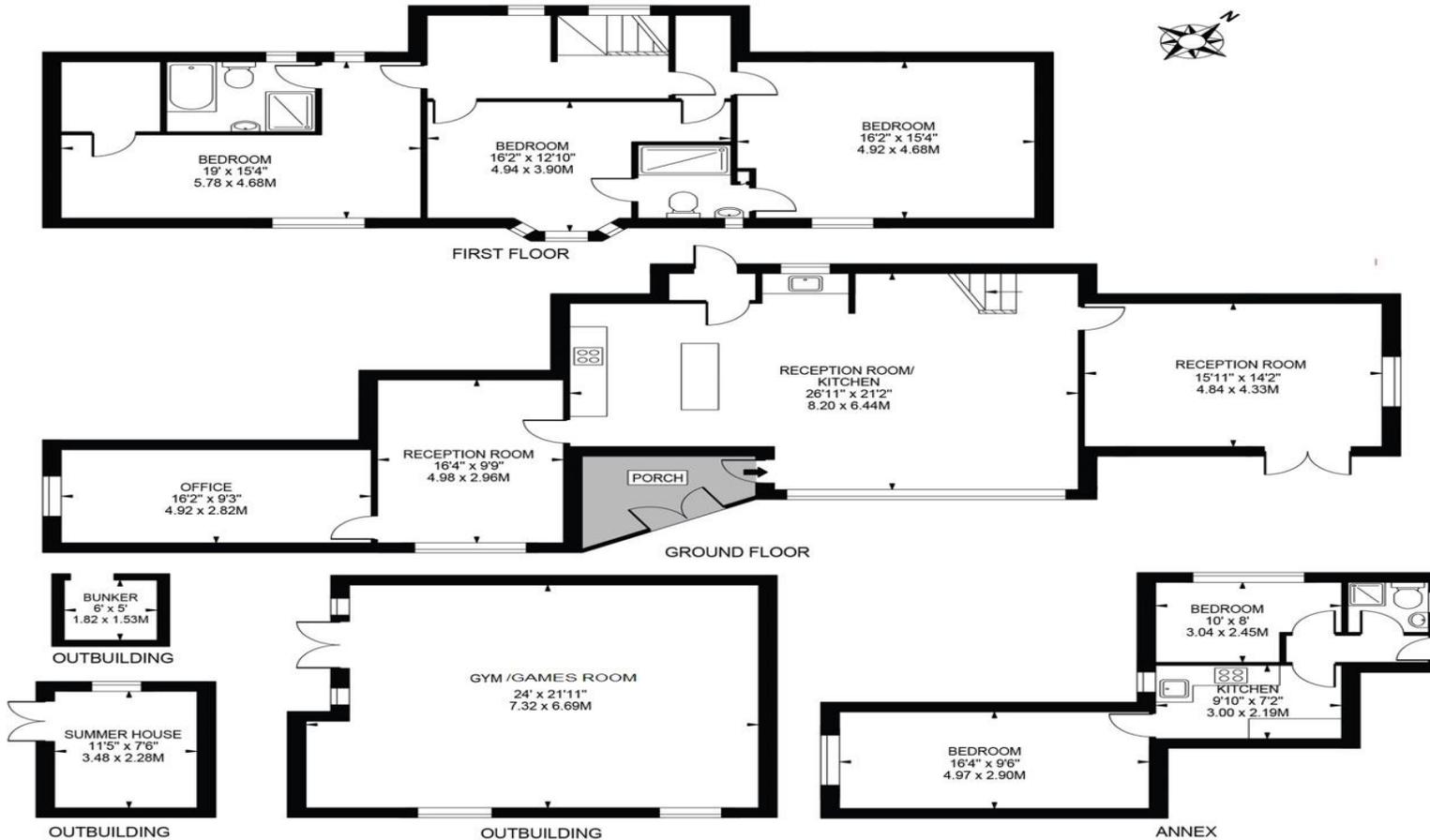
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1940 SQ FT - 180.23 SQ M**
(EXCLUDING SUMMER HOUSE, GYM, BUNKER & ANNEX)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: **85 SQ FT - 7.93 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GYM: **496 SQ FT - 46.04 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF BUNKER: **30 SQ FT - 2.78 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: **349 SQ FT - 32.40 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This gorgeous five bedroom detached home boasts spacious accommodation throughout with three reception rooms, the main one offering open plan living/breakfast bar. The ground floor also offers an additional shower room and a home office. There is an annexe attached with two further bedrooms, a bathroom and a kitchen.

Up on the first floor there are three double bedrooms, the master boasting its own walk-in wardrobe and private en-suite with bath and shower. The other two double bedrooms boast an en-suite 'Jack and Jill' American style bathroom.

The large garden is south facing and benefits from two out-buildings, one of them is currently used as a gym/games room, the other is a summer house.

Other features include modern coloured mood lighting, a 2m wide LED video display in the kitchen, CCTV around the whole property, two independent heating systems, a WWII bomb bunker and two driveways.

Merstham benefits from local doctors, dentist, cafes and shops. Schools within the area include Furzefield Primary and Merstham Primary which are both Ofsted rated 'Good'. Lime Tree Primary academy, rated 'Outstanding', is also within walking distance and has a Nursery division. Merstham train station is a short walk away and offers direct trains to Central London, Gatwick and Brighton.

Redhill and Reigate town centres are nearby with an array of shops, restaurants and cafes. The M25 for links into London, the coast and Gatwick are on the doorstep.

welcome to

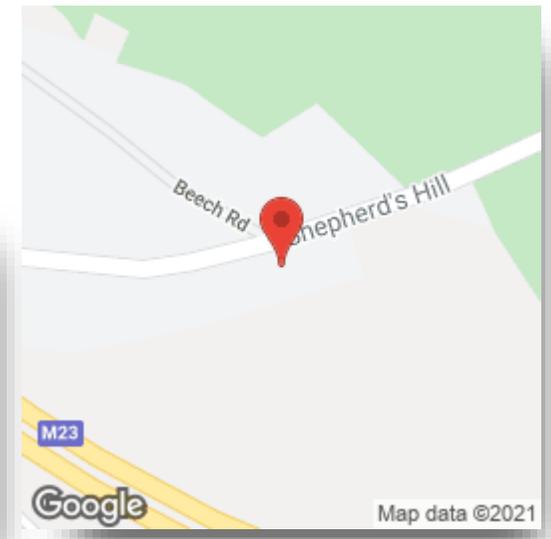
Dilkhusha Shepherds Hill, Merstham Redhill

- Detached
- Five bedrooms
- Close to Merstham station
- Large south-facing garden
- Two en-suites
- Home office
- Annexe
- Summer house & gym/games room

Tenure: Freehold EPC Rating: E

guide price

£995,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDH102206 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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