



# Church Hill, Redhill

£1,250,000





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Nestled beside St Katharine's Church in Merstham, Church Hill is a private residential road located on the edge of Merstham village where properties are rare to the market. Ralph James are delighted to offer, for the first time in many years, this large and modern, four bedroom detached family home in an exclusive road.

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Sheiling is a pretty period property set on a prestigious private road, that has been extended and modernised by the current owners to create the ideal home for sociable family life.

The large central entrance hall leads to a spacious office with original brick fireplace and oak mantel. The impressive 36ft living room has a lovely triple aspect with a large bay window overlooking the trees and shrubbery to the front and to the rear are sliding doors, opening onto a raised decking that spans the width of the property.

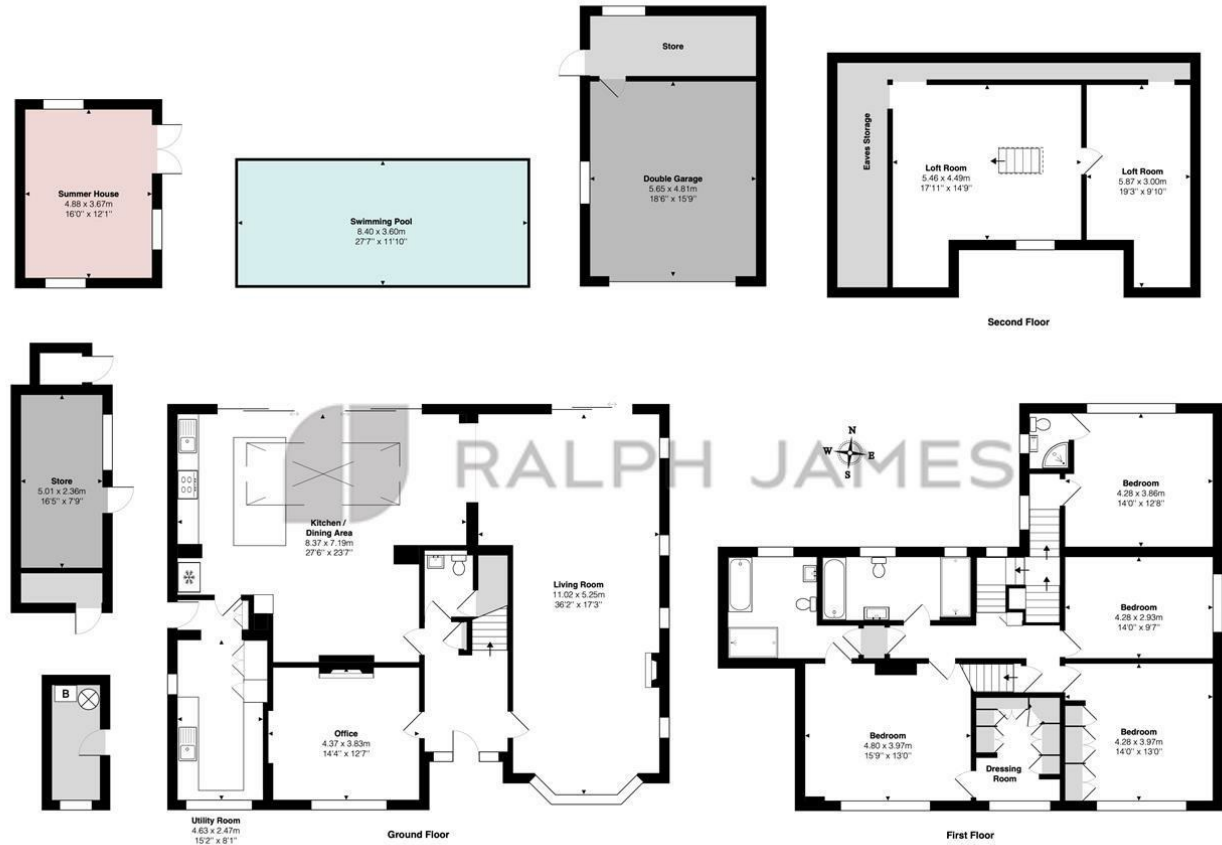
The substantial open kitchen and dining area is a stunning living space, complete with modern kitchen and access to a separate utility. Bathed in natural light, the room benefits from a huge pitched sky light and sliding doors running the length of the property. The large central island and breakfast bar feature charcoal cabinetry with shaker style doors and marble-design worktop. The wall units are a neutral slab-door with chrome cup handles; a glass electric hob, tall backsplash and chrome taps complete the on-trend design.

The raised decking area provides space for alfresco dining and seating areas, with steps down to the swimming pool level, complete with leafy views. Further steps down lead to a large lawn, with summer house and an area to play - creating the perfect space to entertain families of all ages.



# Need to know

- A stunning detached family home.
- 36ft living room as well as a huge kitchen/dining space spanning the rear of the property.
- 27ft swimming pool with cover and split level garden with decking, patio and lawn.
- The first floor accommodation comprises 4 large double bedrooms with 3 modern bathrooms.
- An impressive principle suite offers access to a bathroom with bath & shower, as well as a walk-in dressing room with built-in storage.
- Two additional loft rooms comprise the second floor, providing flexible spaces, with additional eaves storage.
- Off-road parking includes a driveway and double garage with rear store.
- 0.6 miles to Merstham train station and historic Merstham village.
- This stunning detached home benefits from far reaching views.
- 3463 sq ft of accommodation over two floors - excluding the store, double garage, swimming pool and summer house. An impressive family home.



## Interested?

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Church Hill, Merstham, Redhill  
Total Area: 321.7 m<sup>2</sup> ... 3463 ft<sup>2</sup> (excluding store, double garage, swimming pool, summer house)  
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