



# Oakley Gardens, Merstham

£595,000







Oakley Gardens is a beautiful gated development, surrounding a Grade II listed Manor House, nestled in the rolling Surrey hills with stunning countryside views. Flooded with natural light and delightful to walk around, we highly recommend viewing these astonishing apartments.







On the edge of Merstham, nestled against the Surrey Hills, is this exquisite development, converted in 2023 by Dion Homes. The Grade II listed Manor House presents beautifully, with traditional architecture and stunning detailing. A listed bell tower juts from the roof, and inside, the entrance hall and stairwell are spectacular.

This remarkable apartment is a seamless blend of period grandeur and contemporary living. Spanning over 1,200 sq. ft., the property features three generously sized double bedrooms, providing an abundance of space. The open-plan living, dining, and kitchen area is a showstopper —bathed in natural light and designed for both comfort and style. Modern shaker-style cabinetry, premium worktops, and integrated appliances complete the kitchen, while the vast living space offers a perfect area to relax or entertain.

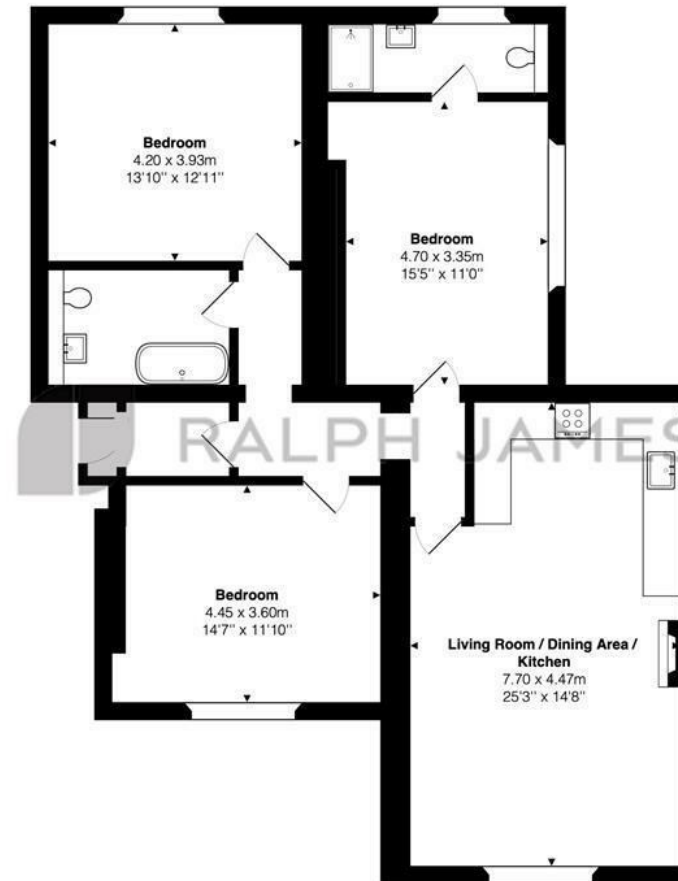
Each bedroom is thoughtfully positioned, with high ceilings and large windows enhancing the sense of light and scale. The bathrooms are beautifully appointed, featuring intricate tiling, elegant sanitaryware, and complementary fittings that exude sophistication.

Oakley Gardens as we know it today was built in 1866 on the former Oakley Farm by the prestigious Pelly family. Step into a luxury living space that binds the past with the future to present an opportunity of sublime modern living.



## Need to know

- Spanning 1217 sq ft, this spacious apartment was converted brand new in 2023 by Dion Homes.
- Developer is offering a £25,000 contribution towards purchase costs
- Period features retained throughout the apartment and breath-taking communal spaces.
- Modern kitchen and bathroom designed to an exacting standard.
- Luxury first floor conversion apartment
- Three well-proportioned bedrooms accompanied by a family bathroom, plus en suite.
- Situated within a gated development, with an allocated parking space.
- 35 minutes via train to London Victoria and London Bridge, and just 16 minutes to Gatwick Airport.
- Share of freehold. Service charge est. £1.50 per sq ft annually. EPC - TBC
- A deposit of £1,000 is payable upon reservation.



## Interested?

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Oakley Gardens, Merstham, Redhill

Total Area: 113.0 m<sup>2</sup> ... 1217 ft<sup>2</sup>

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 RALPH JAMES