



Shepherds Hill, Merstham, RH1

£900,000







Set on 0.74 acres with stunning views, Applegate is a spacious three-bedroom home on the outskirts of Merstham. With generous living spaces, a large conservatory, and a balcony overlooking the garden, it offers charm, potential, and easy access to London via Merstham station.







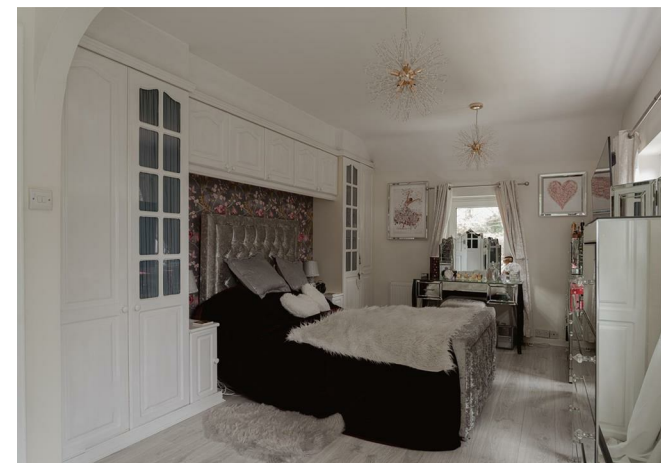
Applegate, a charming detached home on Shepherds Hill, enjoys a picturesque setting on the outskirts of Merstham, RH1. Built approximately a century ago and set within 0.74 acres of grounds, the property offers stunning panoramic views that stretch over the surrounding countryside. Having been in the same ownership for the past 19 years, it presents a rare opportunity for those looking to create their ideal home in a tranquil yet well-connected location.

Spanning 1,836 square feet, the accommodation is generously proportioned, with a layout that offers both space and versatility. The ground floor features two exceptionally large reception rooms, one serving as a cosy family living area and the other as a more formal dining space, perfect for entertaining. A bright and airy kitchen provides ample space and leads seamlessly into a spacious side conservatory, which welcomes an abundance of natural light. A downstairs bathroom adds further convenience to the layout.

Upstairs, three well-proportioned double bedrooms provide comfortable living, each offering its own charm. One of the bedrooms boasts sliding doors that open onto a substantial balcony, offering a wonderful vantage point over the garden and the woodland beyond. A family bathroom serves the first floor, ensuring practicality for modern living.

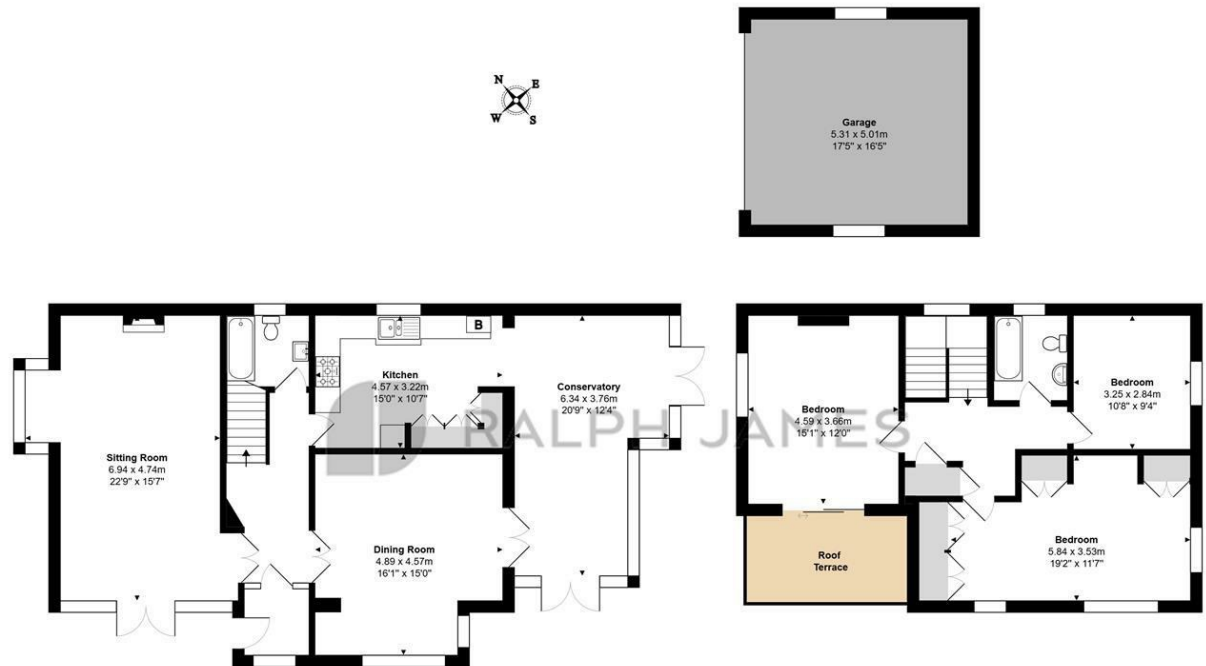
Externally, the property enjoys a substantial plot with a large driveway and a detached double garage, ideal for storage. While well-maintained, the home offers fantastic scope for renovation or extension, subject to planning permission, making it an exciting prospect for those looking to personalise a home to their own tastes.

Positioned within walking distance of Merstham station, commuters will appreciate the convenience of direct links into London, while the peaceful surroundings provide a welcome escape from city life. With character, space, and endless potential, Applegate is a truly unique opportunity to create something special in a sought-after location.



## Need to know

- A charming three-bedroom detached home set on 0.74 acres with stunning panoramic views.
- Guide Price £900,000 - £925,000
- Located on the outskirts of Merstham, RH1, within walking distance of Merstham station.
- Spacious 1,836 sq ft layout with excellent potential for renovation or extension (STPP).
- Two generously sized reception rooms, including a formal dining room and a large family living area.
- Bright and airy kitchen leading to a spacious side conservatory with plenty of natural light.
- Three well-proportioned double bedrooms, one with sliding doors to a large balcony overlooking the garden.
- Two bathrooms, including a convenient downstairs bathroom and a family bathroom upstairs.
- Large driveway and a detached double garage providing ample parking and storage space.
- A rare opportunity to enhance and modernise a character home in a peaceful yet well-connected location.



Shepherds Hill, Merstham, Redhill

Total Area: 170.6 m<sup>2</sup> ... 1836 ft<sup>2</sup> (excluding terrace, garage)

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## Interested?

redhill@ralphjames.co.uk  
01737 765 555

ralphjames.co.uk