



Rockshaw Road, RH1

£1,450,000





This impressive home on Rockshaw Road combines elegant period charm with modern luxury, set within a 1.25-acre south-facing plot and just a short walk from Merstham station for direct London access. Offering over 4,500sqft of beautifully finished living space, including a showpiece kitchen, versatile receptions, an annexe, and stunning gardens with a summer house, it's the perfect blend of space, style, and convenience.





Set on the highly exclusive Rockshaw Road, this exceptional home offers the perfect balance of character, luxury, and space, all within just over a ten-minute walk to Merstham station, providing a direct commute to London. Sitting proudly on a plot of approximately 1.25 acres, with a spectacular south-facing garden approaching 500 feet in length, the property has been immaculately refurbished, blending high-quality modern finishes with restored period features including original panelling, ornate cornicing, and elegant ceiling roses.

Extending to over 4,500 square feet, the layout is as impressive as it is versatile. The heart of the home is undoubtedly the breathtaking shaker-style kitchen and dining room, complete with a substantial quartz-topped island, high-end appliances, and an abundance of space for entertaining. Double doors open seamlessly to the garden, creating a wonderful indoor-outdoor flow. This space is complemented by multiple reception rooms, each offering a different atmosphere—whether for formal dining, family relaxation, or a more casual snug.

A dedicated study provides an ideal work-from-home environment, another reception currently utilised as a gym provides more flexibility. The double garage has been expertly converted across two floors, creating the potential for a superb self-contained annexe, perfect for extended family or guests.

Upstairs, the sense of scale continues. The principal bedroom is impressive, with its own dressing room and a beautifully appointed en suite bathroom. Three further bedrooms on the first floor are all generously proportioned, while a bedroom and adjoining study area occupy the top floor, offering privacy and flexibility for a teenager.

Outside, the grounds are equally impressive. The expansive lawn stretches away to a substantial outbuilding, currently set up as a summer house, which adds yet more options for leisure or work. The gated driveway, with video entry, provides parking for multiple vehicles.



Need to know

- Located on prestigious Rockshaw Road, offering a perfect blend of countryside peace and commuter convenience.
- Just over a ten-minute walk to Merstham station with direct London services in around thirty-five minutes.
- Expansive 1.25-acre plot with a south-facing garden stretching close to 500 feet.
- Stunning 4,500+ sqft interior, beautifully refurbished while retaining elegant period features.
- Spectacular shaker-style kitchen with a large quartz island and seamless access to the garden.
- Multiple reception spaces providing versatile living for both formal and family life.
- Converted double garage arranged over two floors, perfect for an annexe or guest accommodation.
- Highly regarded private schools are just a short drive away.
- Wired camera security system installed throughout the house and garden.
- Substantial summer house and generous gated driveway with video entry.

Interested?

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Rockshaw Road, Merstham
Total Area: 421.8 m² ... 4540 ft² (excluding summer house)
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