

STONE



High Street RH1

Offers over £650,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Enter a realm where every corner whispers tales of centuries past while embracing the comforts of today. Welcome to Cobblers Corner, a Grade II Listed Period Property nestled in the heart of Merstham's historic High Street.

As implied by its name, Cobblers Corner once housed a cobbler's shop, with the earliest sections of this magnificent Grade II listed property tracing back to Tudor times, with later Georgian additions.

Step into a world of timeless charm and rustic elegance amidst an idyllic courtyard garden. Here, a tranquil water feature resides and a covered entertaining area beckons, creating a haven of serenity and outdoor bliss.

Painted stone and exposed brick create a striking contrast against the lush greenery, with mature plantings adding to the allure of the verdant surroundings.

As you step through the traditional stable door, you're greeted by the heart of the home – a characterful country kitchen that seamlessly blends modern convenience with period charm.



This beautiful modern fitted kitchen takes centre stage, harmonising effortlessly with the rustic allure of exposed beams and an inviting inglenook fireplace, now housing a contemporary log burner.

Venture further into the depths of this captivating abode and discover a central reception room, currently serving as a dining haven.

Here, medieval wooden panelling whispers tales of yesteryears, while stunning parquet flooring exudes warmth and character.

Beyond, a second reception room awaits, adorned with a brick fireplace and adorned with traditional Georgian-style windows, offering a glimpse into the property's rich architectural heritage.

This living room exudes warmth and character, creating a cosy space that is flooded with natural light. Perfect for hosting friends and family on special occasions or unwinding after a busy day, this spacious lounge is the ultimate retreat.







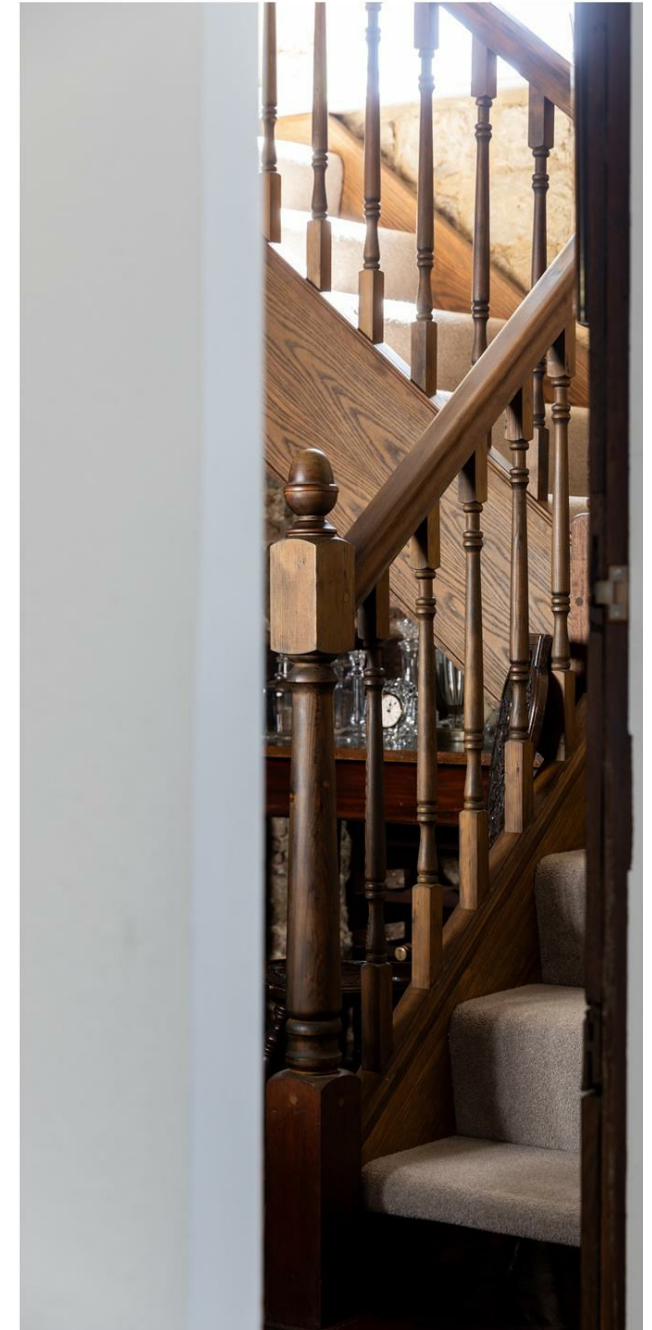
Ascend the staircase to the upper level, where three double bedrooms await, each boasting its own unique character features and a sense of timeless charm.

Completing the picture-perfect scene is a spacious family bathroom, providing the perfect retreat for relaxation and rejuvenation.

For families, the village boasts a selection of highly regarded schools, providing quality education within walking distance or a short commute.

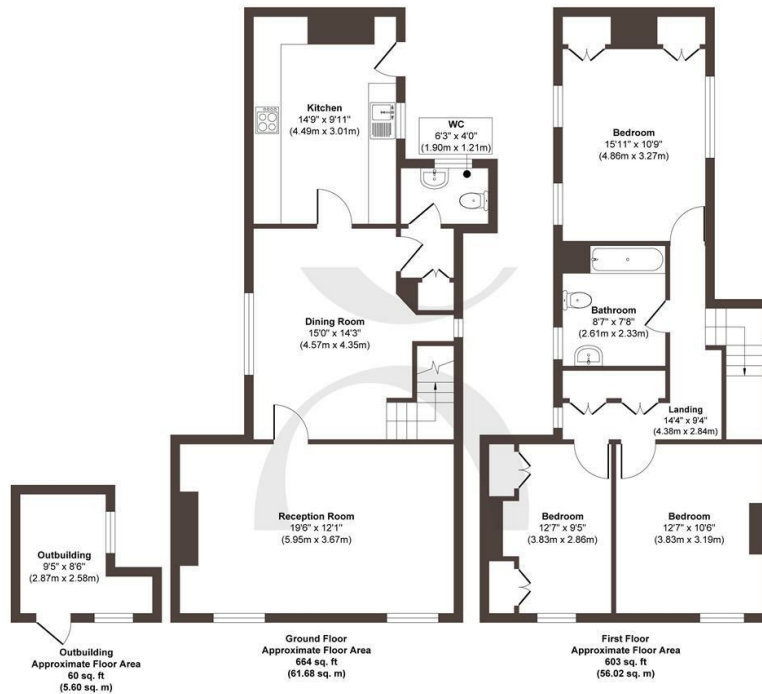
The village is served by Merstham railway station, making it an ideal location for commuters. But perhaps the true charm of Merstham lies in its sense of community and heritage.

Intriguing, inviting, and infused with a sense of history, this charming property offers a rare opportunity to own a piece of timeless elegance in the heart of Merstham's historic charm.









Approx. Gross Internal Floor Area 1327 sq. ft / 123.30 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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The Details

- Grade II listed Tudor and Georgian home
- Situated in the picturesque Merstham village
- Beautiful courtyard garden with water feature
- Large modern kitchen combined with period features
- Substantial reception room with brick fireplace
- Central spacious dining room with storage and W/C
- Original beams and panelling
- Three double bedrooms with character
- Spacious family bathroom
- Informal shared driveway and Permit Parking on Quality Street

Size
 Approx 1327.00 sq ft

Energy Performance Certificate (EPC)
 Rating

Council Tax Band
 E



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