

STONE



*Church Hill RH1*

£1,250,000

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

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*The Stone Family*





Found on the highly sought-after Church Hill, where the road winds up from the picturesque church into a private enclave, this stunning detached mid-century home is a masterpiece of space, light, and modern refinement.

Distinguished by its striking picture windows and spacious, well-proportioned rooms, the property has been thoughtfully modernised to create a luxurious and functional family residence. A dual-aspect reception room, bathed in natural light, serves as an inviting space to relax, complete with a stylish log burner. The separate dining room enjoys views over the expansive garden, while at the heart of the home, the open plan kitchen is a contemporary triumph.

A vast central island with a breakfast bar forms a natural gathering place, with sleek white handleless cabinetry, floor-to-ceiling pantry cupboards, and an attractive granite worktop. Integrated appliances and a contrasting charcoal-textured island with under-lighting enhance the sense of sophisticated design, while bifold doors seamlessly open onto a patio, inviting effortless inside-outside living during the warmer months. A utility room, spacious entrance hall, and downstairs WC complete the ground floor.







The first floor continues the theme of generous proportions and light-filled interiors, with five double bedrooms and five bathrooms. A wide landing leads onto a large balcony, perfectly positioned to capture the verdant views of this tranquil road.

Bedrooms one through four all feature stylish en-suite shower rooms, each designed with modern sanitary ware and contemporary tiling. The fifth bedroom, currently serving as a dressing room, is complemented by a spacious family bathroom.

Outside, the home enjoys a wide plot with a large, beautifully maintained garden, bordered by mature trees that provide a natural sense of privacy. An expansive lawn offers ample space for play and relaxation, while a private driveway and garage provide convenient off-road parking.











Church Hill is one of Merstham's most prestigious addresses, offering an idyllic blend of countryside charm and modern convenience. The surrounding landscape is a haven for walkers and dog owners, with footpaths leading into the rolling Surrey Hills, while Mercers Lake and the scenic trails of Gatton Park provide a perfect retreat for those seeking fresh air and natural beauty.

Merstham itself is a charming and historic village with a warm community feel. Traditional pubs, independent shops, and a delightful selection of cafés offer a welcoming atmosphere, while the village's heritage is evident in its period architecture and the iconic 13th-century church that sits at the heart of the area. The property is just a short walk from Merstham train station, which provides fast and frequent services to London Bridge and Victoria, making this an ideal location for commuters. Road connections are equally excellent, with the M23 and M25 motorways easily accessible, linking to Gatwick Airport and beyond.

Just a few minutes' drive away, Redhill and Reigate offer further amenities, including an array of shops, restaurants, and leisure facilities. Redhill's regeneration has brought a vibrant new energy to the town, while Reigate's historic high street is lined with boutiques, independent cafés, and fine dining establishments. The combination of Merstham's peaceful village setting and its excellent transport links makes this an exceptional place to call home, offering the best of both town and country living.



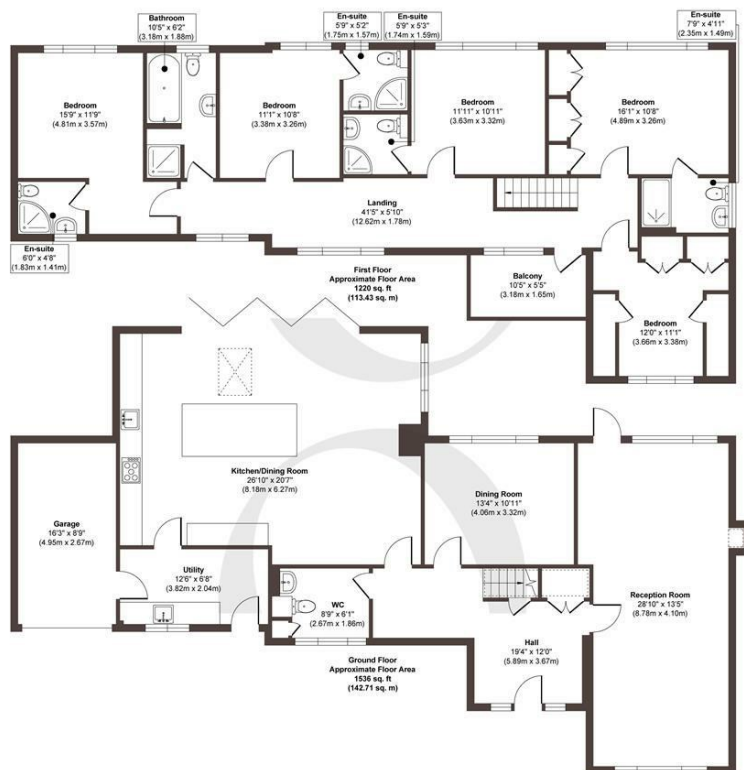












**Approx. Gross Internal Floor Area 2756 sq. ft / 256.14 sq. m**  
 Illustration for identification purposes only. Measurements are approximate, not to scale.  
 Produced by Elements Property

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## The Details

- Detached spacious home located on the prestigious Church Hill
- Thoughtfully modernised to blend luxury with functionality
- Open plan kitchen with contemporary design and island
- Dual-aspect reception room with log burner
- Additional features include a utility room @ downstairs WC
- Five double bedrooms and five modern bathrooms
- Large landing leading onto a balcony with verdant views
- Wide plot with a beautifully maintained garden bordered by mature trees
- Private driveway and garage for convenient off-road parking

Size  
 Approx 2756.00 sq ft

Energy Performance Certificate (EPC)  
 Rating C

Council Tax Band  
 G



# STONE

## Let's *Talk*

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