

STONE



Church Hill RH1

£1,700,000

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

The Stone Family



Set behind mature hedging, Briarfield is a spectacular Edwardian residence, originally built in 1904, that has been thoughtfully updated to an exceptional standard. Grand in both proportion and presence, this detached family home is defined by soaring ceilings, exquisite period details, and a carefully considered design that balances timeless elegance with contemporary comfort.

From the moment you step within the landscaped front garden, the sense of seclusion and tranquillity is apparent. Set on a wide plot, the property's rear garden wraps gracefully around the home, creating an expanse of greenery and outdoor space to enjoy.

At the heart of Briarfield is a beautifully appointed Tom Howley kitchen, seamlessly extending into a striking black orangery-style extension. Bathed in natural light, this space is set onto a raised decking area, perfect for outdoor entertaining. A well-equipped utility room and WC provide additional practicality, with side access ensuring effortless functionality.

Beyond the main house, a stunning self-contained annexe provides an exceptional extension of the home. Designed to a high specification, it features a luxurious kitchen, a sleek en-suite shower room, and bifold doors that open onto a raised patio – a perfect setting for alfresco dining and summer barbecues. The annexe also houses a versatile studio space, currently used as a gym but transformed into a sixth double bedroom if desired.



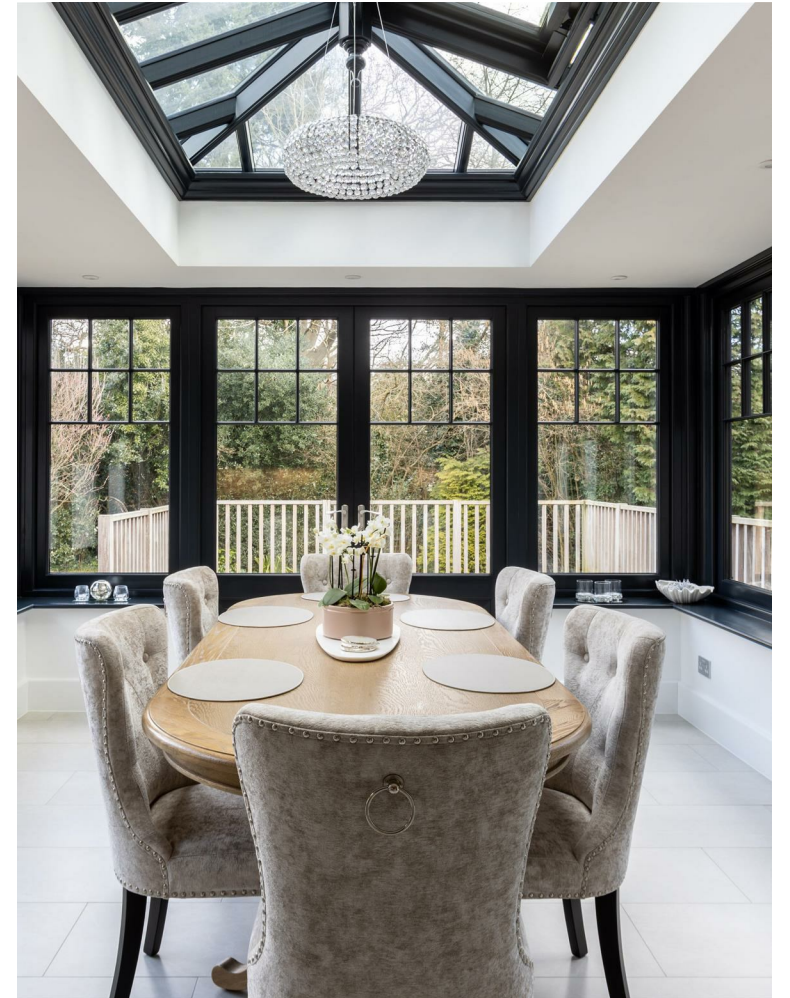
The reception rooms are each a testament to the home's grandeur. The formal living room is a space of classic refinement, featuring a contemporary modern fireplace and a large bay window that frames breathtaking garden views.

A second reception room, with its rich deep tones, intricate panelling, and original fireplace, serves as a stylish games room. Here, a large bay window looks out over the side garden, where a charming water fountain illuminates at dusk, creating an enchanting ambiance.

A third reception room, flooded with sunlight, boasts an ornate fireplace and elegant curved glass doors that lead onto a stone patio, with steps cascading down to the lawn. Throughout the home, exquisite ceiling roses further enhance its period charm.

Upstairs, Briarfield offers five generously proportioned double bedrooms, each echoing the home's sense of space and sophistication. The principal suite enjoys a large bay window with verdant views, complemented by a beautifully appointed adjoining bathroom. Each of the bathrooms across the home has been individually designed, blending luxury finishes with timeless elegance.







Set beside the historic church, the entrance to the private road Church hill winds gently upwards, offering an exclusive setting. Despite its secluded feel, the home benefits from excellent transport links, with easy access to both the M23 and M25, making it ideal for commuters. Merstham train station is just a 10 minute walk away, providing direct routes to London and surrounding areas.

Merstham itself is a charming historic village, rich in character and community spirit. The village offers a blend of traditional architecture, quaint local shops, and a selection of welcoming pubs and eateries. Just a 10 minute drive away, the bustling market town of Reigate provides an even greater array of restaurants, boutique shops, and cultural attractions.

For those who enjoy the outdoors, the surrounding area offers beautiful scenic dog walks, with rolling countryside and nature trails right on the doorstep. Whether strolling along the banks of the nearby lakes or exploring the picturesque Surrey Hills, Briarfield's location provides the perfect balance.







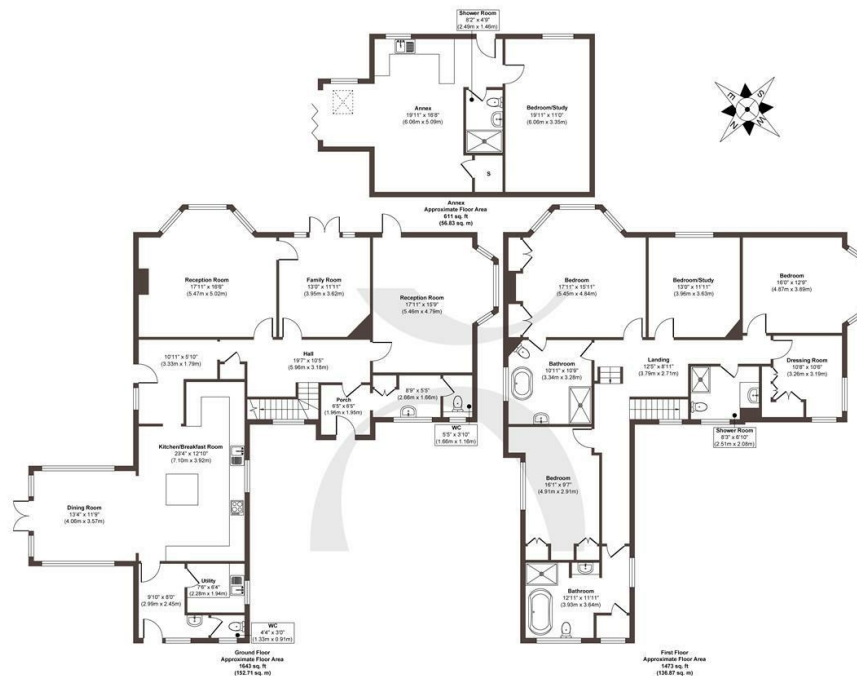


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Produced by Elements Property

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The Details

- Substantial Edwardian home of grand proportions, updated with considered design and high specification
- Impressive approach, nestled behind mature hedging with a landscaped front garden and large driveway
- Bespoke Tom Howley kitchen with central island and a beautiful orangery-style dining room
- Three stunning reception spaces that flood with sunlight, with soaring ceilings, ceiling roses, fireplaces and character
- Luxurious accommodation with five to six double bedrooms, including the self-contained annexe
- Unique wrap around garden, with raised seating areas and lawn

Size
Approx 3727.00 sqft

Energy Performance Certificate (EPC)
Rating

Council Tax Band
G



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Let's *Talk*

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