



*Nutfield Road RH1*

£1,250,000

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

————— *The Stone Family*





Tucked away down a private drive off Nutfield Road, Merstham, this captivating residence combines contemporary elegance with cosy charm, offering a sense of tranquillity rarely found so close to the heart of town. Spanning over 2326 sq ft, the ground floor is bathed in natural light, highlighting the soothing, cool tones that flow seamlessly throughout. The main reception area, with its welcoming log burner, exudes an inviting warmth — ideal for quiet evenings or relaxed weekend gatherings.





Flowing effortlessly from this space, the extended kitchen, dining, and family room opens via sleek bifolding doors onto the garden, creating the perfect backdrop for summer afternoons and balmy evening entertaining. Off the kitchen, a practical utility room and side access enhance convenience, while a versatile room with a shower ensuite, currently used as a home office, could easily serve as an additional bedroom or playroom.

Upstairs, a wide landing with vaulted ceilings imparts a sense of grandeur and light. Four bedrooms await, including a sumptuous principal with an ensuite, alongside a thoughtfully appointed family bathroom. Every corner of this home whispers comfort and understated sophistication, complemented by a garage for secure parking and storage.

This is a property that offers not just a house, but a lifestyle, tucked away for peace and privacy, yet effortlessly accessible, where light-filled interiors, elegant design, and versatile living spaces converge to create a truly exceptional family home.











Merstham, situated in the picturesque county of Surrey, is a charming locale offering a delightful blend of suburban tranquility and convenient amenities.

Transport links in Merstham are well-connected, with the presence of Merstham railway station providing easy access to London and other neighboring towns. Commuters benefit from a straightforward journey into the city, enhancing the area's appeal for professionals.

Families residing in Merstham have access to reputable schools, contributing to the community's appeal for those with children. The area boasts a selection of primary and secondary educational institutions known for their academic excellence and supportive environments.



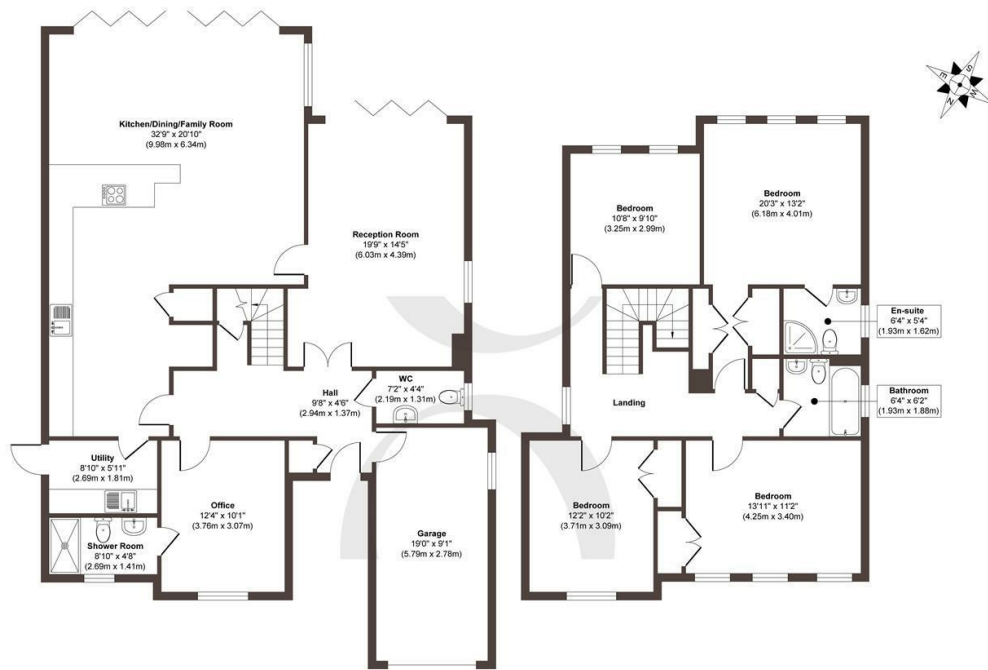












Ground Floor  
Approximate Floor Area  
1433 sq. ft.  
(133.17 sq. m)

First Floor  
Approximate Floor Area  
893 sq. ft.  
(83.01 sq. m)

**Approx. Gross Internal Floor Area 2326 sq. ft / 216.18 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- Wide landing with vaulted ceilings creating a sense of grandeur
- Garage providing secure parking and storage
- Tucked away down a private drive off Nutfield Road
- Main reception area featuring a cosy log burner, perfect for winter evenings
- Light-filled interiors with large windows allowing natural light to flood every room
- Soothing, cool-toned colour palette throughout, creating a calm and inviting atmosphere
- Open-plan design enhances interaction and communication between living spaces.
- Garden designed for summer living, providing the perfect backdrop for outdoor entertaining.

Size  
Approx 2326.00 sq ft

Energy Performance Certificate (EPC)  
Rating B

Council Tax Band  
G



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*Let's Talk*

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