





A unique and idyllic retreat nestled in the heart of South Merstham Village and its conservation area within short walking distance of the train station, village shops, excellent local schools and superb road links.

This elegant, locally listed cottage which really does offer everything that a character home should. The property is beautifully lit by natural daylight throughout, and the neutral colour scheme used throughout enhances the same.

The living room with a feature box bay window offers space for furnishings and a fireplace keeps it cosy in the colder months.

The conservatory addition creates a second area for sitting and relaxing and enjoys views across the gardens.

If you enjoy cooking then the kitchen certainly won't disappoint, the space has been well utilised with lots of storage cupboards and work top space. There is room for a large dining table and chairs which is perfect for socialising with your visiting guests.

Upstairs you'll find the main large double bedroom, which is fitted with a wardrobe, a second double bedroom and a fully tiled refitted shower room.

The garden is relatively low maintenance with pretty flower beds that you can tend to with your green fingers and there is a sizeable area of patio where you can position garden furniture, ideal for alfresco dining in the warmer months. An external store cupboard which houses the boiler will allow you to keep the garden tools tidied away.



Ground Floor

Sitting Room

15' 10" Into box bay window x 13' 10" Max (4.83m Into box bay window x 4.22m Max)

Kitchen / Diner

13' 10" x 11' 9" (4.22m x 3.58m)

Conservatory

10' 7" x 7' 3" (3.23m x 2.21m)

First Floor

Landing

Bedroom One

12' Max x 10' 11" Max (3.66m Max x 3.33m Max)

Bedroom Two

12' 2" x 10' 11" (3.71m x 3.33m)

Shower Room

7' 6" x 5' 5" (2.29m x 1.65m)

Outside

Rear Garden

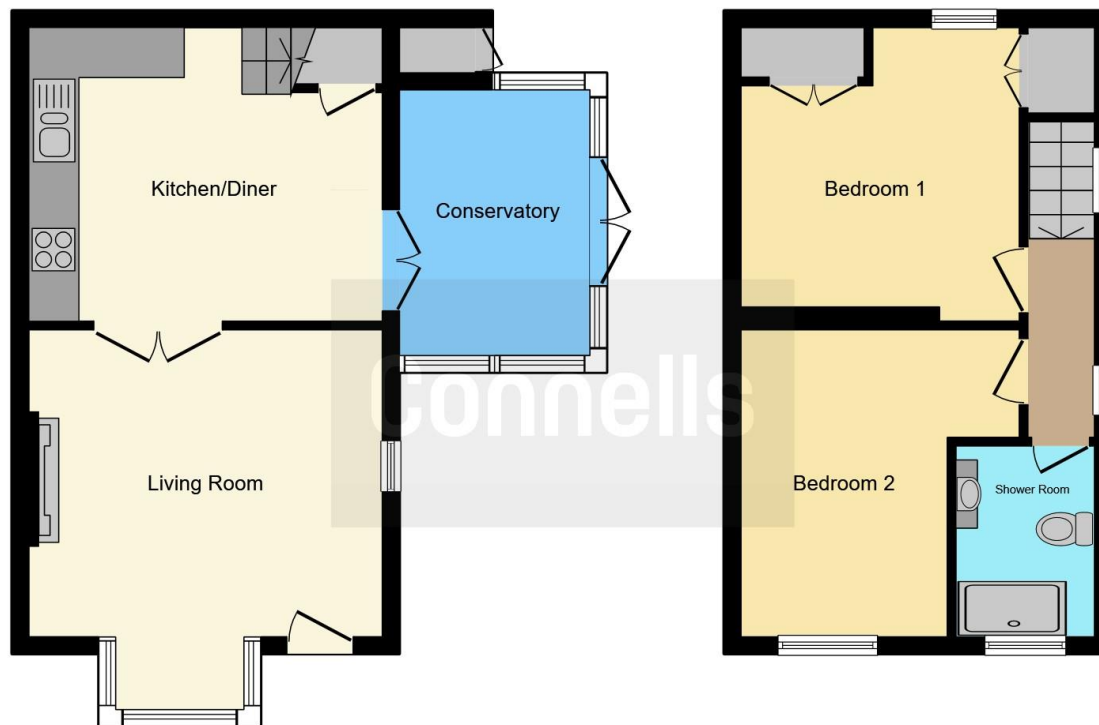
Brick Built Store Shed

Front Garden









Ground Floor

Floor area 40.9 sq.m. (440 sq.ft.) approx

First Floor

Floor area 30.9 sq.m. (333 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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