



FINE & COUNTRY
Kingswood

Timber Barn
Harps Oak Lane, Merstham, Surrey RH1 3AN

Property at a glance

- Semi Detached Grade II Listed Barn
- Five Bedrooms
- Two Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Three Bath/Shower Rooms
- Utility & Study Area
- Character & Charm
- Secluded Private Grounds
- Large Driveway
- Detached Garage With Rooms

Setting

This fabulous home is located towards the end of Harps Oak Lane in Merstham. The pretty village of Merstham is ideal for those commuting with a mainline railway station providing access to London Bridge or Victoria in approximately 30 minutes. Access to the motorway network for both Gatwick and Heathrow airports is via the M25 (J7) and the M23 (J8) respectively.

There are local shops in the village whilst Redhill and Reigate, both a short distance away, provide more comprehensive facilities. There is a good choice of schools in the area including Reigate Grammar, St Bede's, Royal Alexandra & Albert, Dunottar, Caterham and The Hawthorns. Merstham Cricket Club and Reigate Hill Golf Club are both nearby.

£1,050,000 Freehold

Timber Barn

Timber Barn is a Grade II listed, semi-detached barn conversion dating back in parts to the 1600's and converted approximately 30 years ago.

The property is situated in a semi-rural location and offers flexible accommodation together with the character and charm you would expect from a property of this age. The living room is the hub of the house with a vaulted and beamed ceiling, exposed brickwork and an oak bridge dividing the first floor.

On the ground floor the accommodation comprises a large sitting room with a vaulted & beamed ceiling, a feature fireplace, patio doors to the garden and oak pillars surrounding the dining room with a tiled floor. The kitchen/breakfast room was added approximately 10 years ago and comes with a central island & breakfast bar. To the rear of the sitting room is a utility room, a double bedroom with an en-suite bathroom and a study/dressing room. The oak staircase leads to the first floor landing with a bridge allowing access to both sides. On one side sits the master bedroom with a modern Jack & Jill bathroom and bedroom four. On the other side of the bridge is a kitchen area, another double bedroom/reception room, a bathroom and stairs to a second floor fifth bedroom.

The property is nestled within secluded grounds with private gardens to the front as well as a flint coach house/garage providing further rooms and possibilities for additional accommodation. The house is approached from a large driveway with parking for a number of cars.



Harps Oak Lane, Merstham, Redhill, RH1

Approximate Area = 2553 sq ft / 237.1 sq m (excludes voids)

Limited Use Area(s) = 248 sq ft / 23 sq m

Garage = 112 sq ft / 10.4 sq m

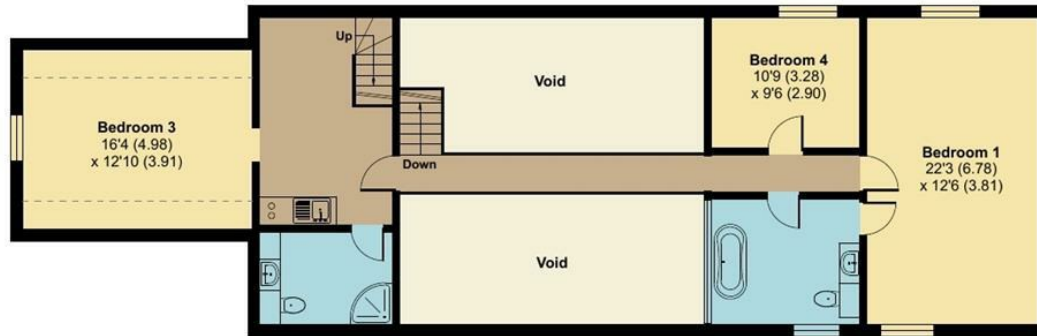
Outbuildings = 653 sq ft / 60.6 sq m

Total = 3566 sq ft / 331.1 sq m

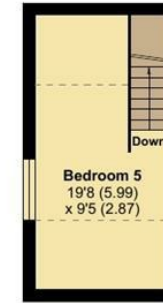
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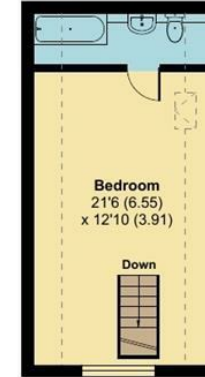
Denotes restricted head height



FIRST FLOOR



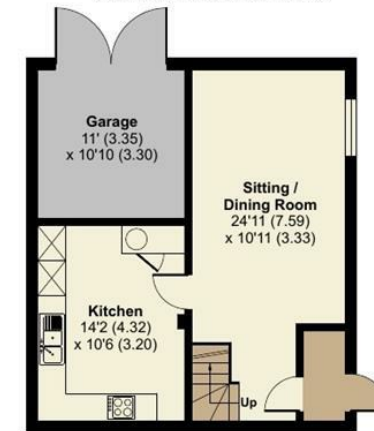
SECOND FLOOR



OUTBUILDING FIRST FLOOR



GROUND FLOOR



OUTBUILDING GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 1064120

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.



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