



LONDON ROAD SOUTH, MERSTHAM, RH1 3AZ

**£995,000
FREEHOLD**

This capacious Victorian residence offers a rare opportunity to acquire a home of remarkable character, generous proportions, and enduring architectural charm. Thoughtfully maintained and sympathetically enhanced, the property seamlessly combines period elegance with the practical demands of modern family living, creating a home that is both visually striking and highly functional.

Through the front door there is an entrance vestibule, that has built in storage, a window to the side and a door through to a luxurious kitchen, complete with granite work surfaces and a window seat within the bay. An inner hall way, which has a cloakroom, leads to both reception spaces, one of which is a comfortable sitting room overlooking the garden, the other is a supremely grand space, benefitting from an inglenook fireplace, galleried balcony, 12ft high ceilings and bi-folding doors to the secluded garden.

Upstairs, the property continues to impress with well-proportioned bedrooms arranged over multiple floors. The principal bedroom is a particularly noteworthy space, offering both size and character, with features such as high ceilings, large windows, and built-in storage. Additional bedrooms are equally appealing, providing comfortable accommodation for family members or guests. The flexibility of these rooms allows for adaptation as needs evolve, whether as bedrooms, studies, or hobby spaces. There is a bathroom on both of the upper floors, extensive eaves storage on the top floor, as well as an airing cupboard.

Outside a driveway leads down from the road, through a five bar gate into your own parking area, which will comfortably accommodate several cars, and give you access to the double garage, that has a hay loft and offers future potential. A gate leads through to the secure and secluded garden, which has a number of seating areas.

Nearby you have some excellent schools, a parade of local shops and Merstham mainline station, offering direct links to central London.

- **IMPRESSIVE HOME**
- **LOUNGE WITH GALLERIED BALCONY**
- **FOUR DOUBLE BEDROOMS**
- **DOUBLE GARAGE AND DRIVEWAY**
- **COUNCIL TAX BAND: F**
- **FILLED WITH CHARACTER**
- **HIGH QUALITY KITCHEN**
- **TWO BATHROOMS**
- **COTTAGE STYLE GARDEN**
- **EPC RATING: E**





ROOM DIMENSIONS:	
ENTRANCE HALL 16'2 x 88'1 (4.93m x 26.85m)	BEDROOM FOUR 14'4 x 12'11 (4.37m x 3.94m)
CLOAKROOM 4'2 x 3'11 (1.27m x 1.19m)	JACK & JILL BATHROOM 11'9 x 9'3 (3.58m x 2.82m)
LOUNGE 24'8 x 18'9 (7.52m x 5.72m)	GAS CENTRAL HEATING
SITTING ROOM 17'4 x 12'6 (5.28m x 3.81m)	SECONDARY GLAZED LEADED WINDOWS
KITCHEN/BREAKFAST ROOM 15'7 x 12'7 (4.75m x 3.84m)	SECURE SECLUDED COTTAGE STYLE GARDEN
INNER HALLWAY	UTILITY ROOM 12'7 x 7'0 (3.84m x 2.13m)
FIRST FLOOR	GARDENERS WC
LANDING 11'8 x 8'5 (3.56m x 2.57m)	DETACHED DOUBLE GARAGE 18'8 x 10'5 (5.69m x 3.18m)
BEDROOM TWO 17'6(max) x 11'10 (5.33m(max) x 3.61m)	OFF ROAD PARKING FOR 6 CARS
BEDROOM THREE 15'1 x 11'10 (4.60m x 3.61m)	
BATHROOM 8'3 x 7'9 (2.51m x 2.36m)	
SECOND FLOOR	
LANDING 8'5 x 5'10 (2.57m x 1.78m)	
BEDROOM ONE 18'0 x 15'1 (5.49m x 4.60m)	






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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