THE BELL
woodlands

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)

CLOAKROOM
4'2 x 3'11 (1.27m x 1.19m)

LOUNGE
24'8 x 18'9 (7.52m x 5.72m)

SITTING ROOM
17'4 x 12'6 (5.28m x 3.81m)

KITCHEN/BREAKFAST ROOM
15'7 x 12'7 (4.75m x 3.84m)

INNER HALLWAY

FIRST FLOOR

LANDING
11'8 x 8'5 (3.56m x 2.57m)

BEDROOM TWO
17'6(max) x 11'10 (5.33m(max) x 3.61m)

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)

BEDROOM FOUR
14'4 x 12'11 (4.37m x 3.94m)

JACK & JILL BATHROOM
11'9 x 9'3 (3.58m x 2.82m)

GAS CENTRAL HEATING

SECONDARY GLAZED LEADED WINDOWS

SECURE SECLUDED COTTAGE STYLE GARDEN

UTILITY ROOM
12'7 x 7'0 (3.84m x 2.13m)

GARDENERS WC

DETACHED DOUBLE GARAGE
18'8 x 10'5 (5.69m x 3.18m)

OFF ROAD PARKING FOR 6 CARS

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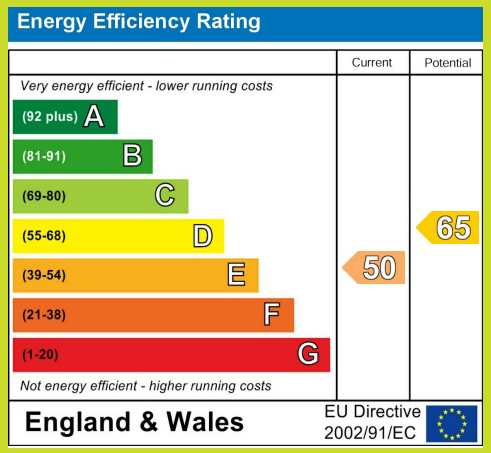

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