



40 High Street, Merstham

Guide Price £800,000



40 High Street

Cobblers Corner as the name suggests, was the former site of a cobbler's shop, the oldest parts of this stunning Grade II listed property dating back to Tudor times, with later Georgian additions.

The courtyard garden of this beautiful Grade II listed period property is simply enchanting and offers a graceful blend of modern design and old-world charm. Boasting a covered entertaining area and a tranquil water feature, it provides the perfect haven for relaxation and outdoor gatherings.

The covered entertaining area offers a sheltered space for al fresco dining or simply enjoying the serene surroundings regardless of the weather.

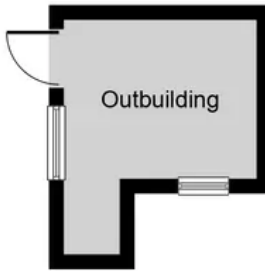
The courtyard garden perfectly complements the captivating charm and period features found throughout the property. A stylish modern kitchen with exposed beams and a log burning stove with both the dining room and sitting room have herringbone parquet flooring and the dining room having beautifully restored panelling and door detail. It is a testament to the meticulous attention to detail that has been applied to every aspect of this remarkable Grade II listed home.

Overall, this perfectly restored Grade II listed property with its exquisite courtyard garden offers a rare combination of timeless elegance, modern comforts, and convenient located for Merstham village and Station. An opportunity to own such a remarkable piece of history is truly a treasure, making this property an incredible find for discerning buyers seeking the finest in heritage and contemporary living.

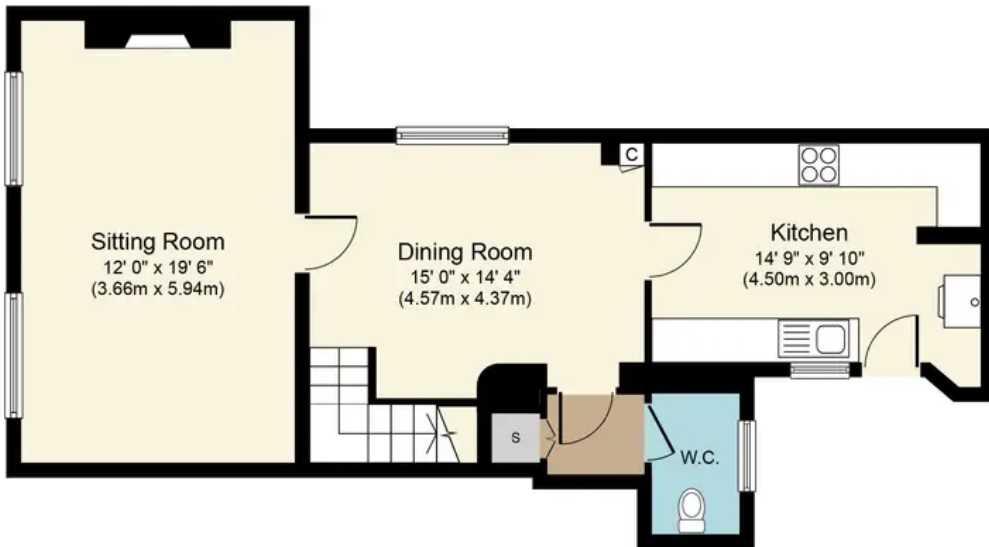
Council Tax band: E Tenure: Freehold



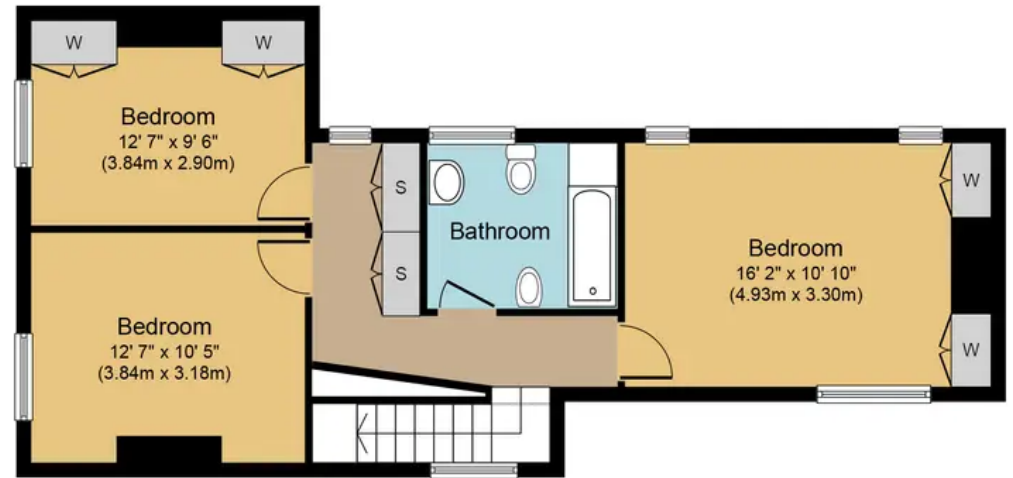




Outbuilding



Ground Floor
Approximate Floor Area
652 sq. ft.
(60.6 sq. m.)



First Floor
Approximate Floor Area
617 sq. ft.
(57.3 sq. m.)

High Street, RH1
Approx. Gross Internal Floor Area 1269 sq. ft. (117.9 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.