

Bletchingley Road
Merstham, RH1

Freehold
Guide Price of £450,000



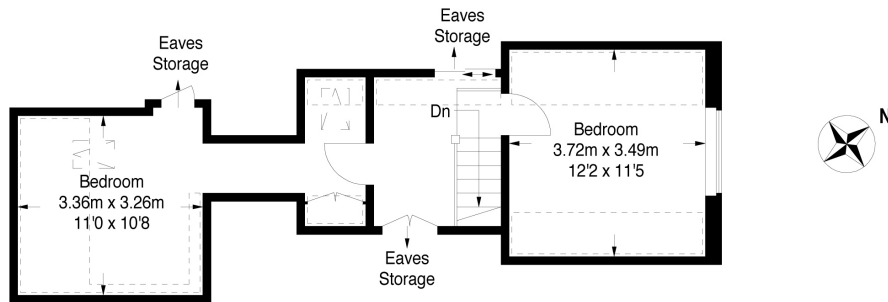
Offered to the market with no onward chain, Rustic Cottage is a charming, gated, four bedroom detached chalet bungalow oozing charm and character located on the semi rural side of Merstham offering 1561 sq ft of accommodation...



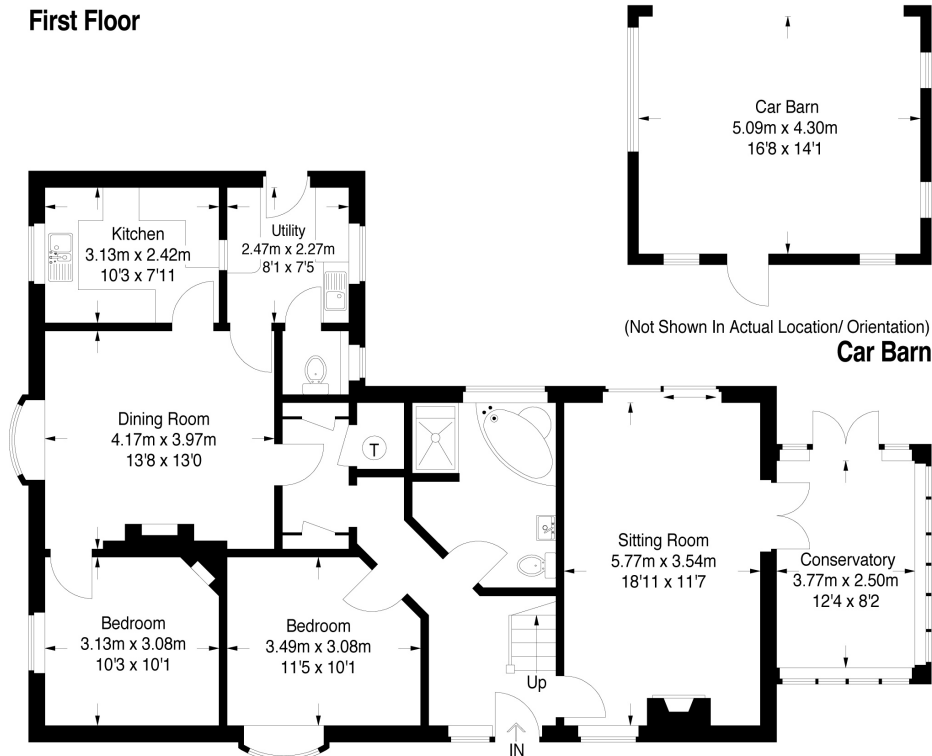
CASTLE COURT | LONDON ROAD | REIGATE | RH2 9RJ
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

 **powerbespoke**
remarkably different.


Approximate Gross Internal Area
(Including Reduced Headroom) = 145 sq m / 1561 sq ft
Car Barn = 22 sq m / 237 sq ft
Total = 167 sq m / 1798 sq ft



First Floor

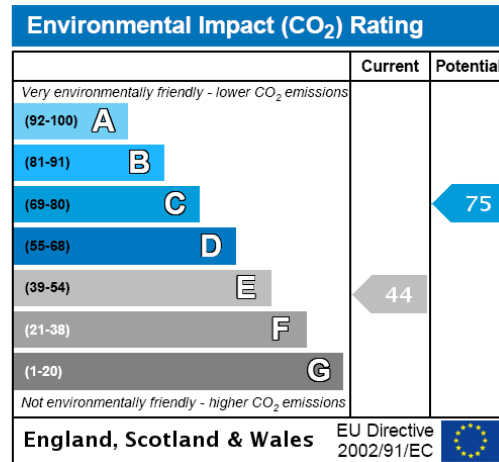
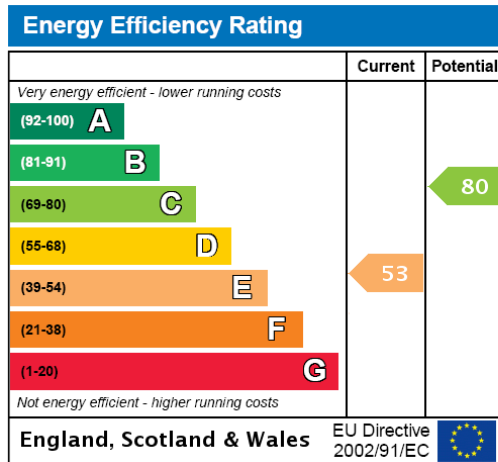


Ground Floor

 = Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID111499)
www.bagshawandhardy.com © 2014

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Offered to the market with no onward chain, Rustic Cottage is a charming, gated, four bedroom detached chalet bungalow oozing charm and character located on the semi rural side of Merstham offering 1561 sq ft of accommodation PLUS a 237 sq ft car barn. The property does require modernisation.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.