

STONE



Dean Lane RH1

£1,000,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



Tucked away along a quiet branch of Dean Lane, The Flint House is a truly unique home, seamlessly blending historic charm with contemporary design. Part of a large barn conversion, this residence enjoys an idyllic setting amidst rolling countryside, offering both seclusion and scenic beauty.

Thoughtfully positioned to ensure privacy, The Flint House is enveloped by the natural tranquillity of its conservation area, with its striking Grade II listed stone exterior standing as a testament to the heritage of the land. Stepping inside, the home immediately impresses with its dramatic entrance hall, where a vaulted ceiling and skylights flood the space with natural light.

The sense of openness continues into the expansive, triple-aspect reception room, where a large picture window perfectly frames verdant views. A cosy log burner anchors the space, creating a warm and inviting atmosphere. The open plan kitchen and dining room is a contemporary contrast, featuring sleek white cabinetry, dark worktops, and a breakfast bar, all complemented by frosted doors that provide additional discreet storage.

Practicality is well-considered with a spacious utility room, ideal for dog walkers, families with pushchairs, or those in need of a boot room, while a convenient downstairs WC completes the ground floor.

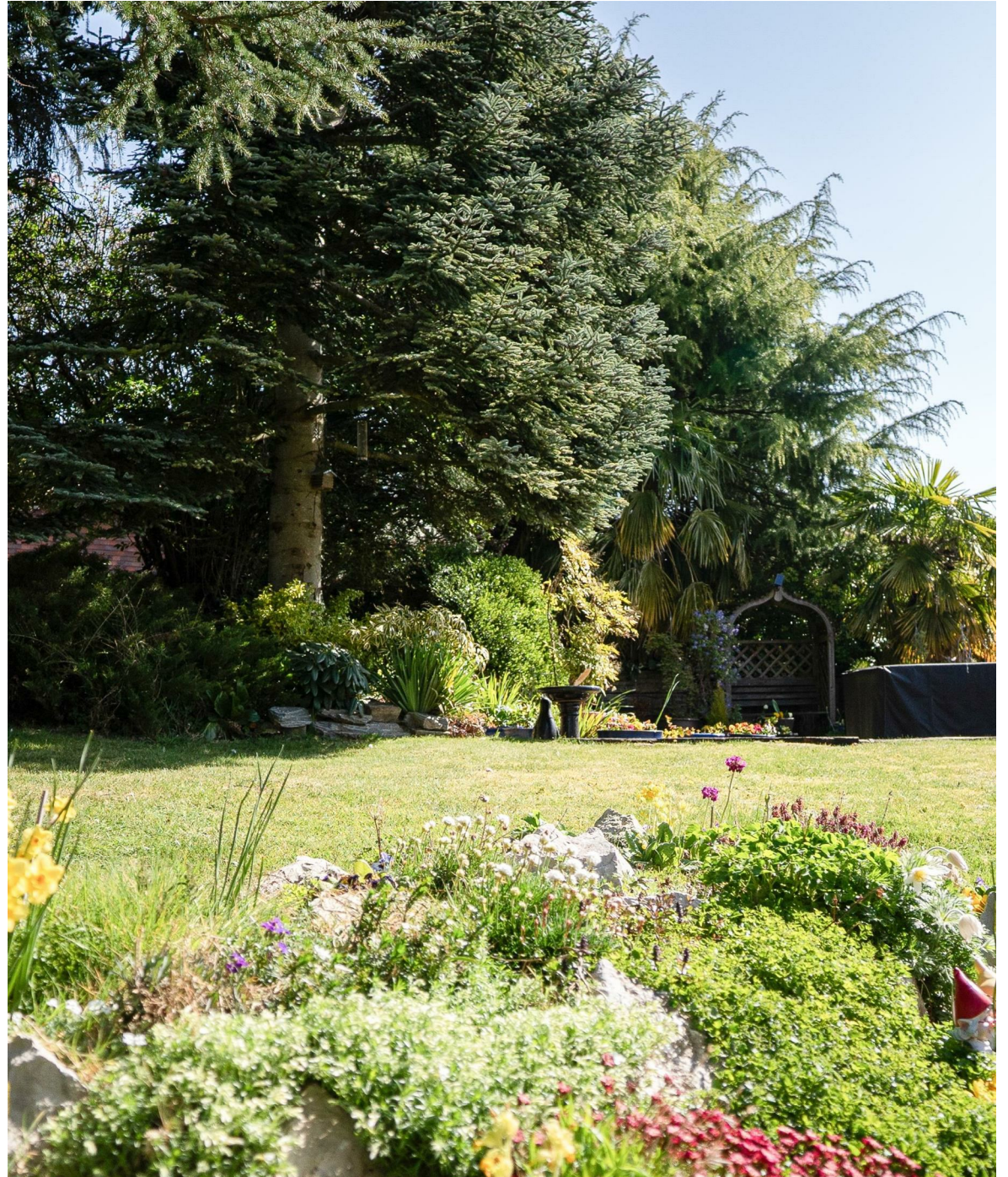


Upstairs, the first floor accommodation is bright and spacious, with four well-proportioned double bedrooms, each neutrally decorated to enhance their airy feel. The principal suite benefits from an en-suite shower room, offering a private retreat within this immaculate home.

Outside, the property continues to impress. A gated entrance, shared with a neighbouring home, leads to a secluded and beautifully landscaped garden. Surrounded by mature trees and thoughtful planting, the outdoor space offers multiple seating areas, perfect for entertaining or quiet moments of reflection.

A driveway and large detached garage provide ample parking, while a surprise additional garden space has been carefully elevated to take in the sweeping countryside views. This elevated terrace, complete with a generous seating area, is an idyllic spot for al fresco dining, made even more atmospheric by the intelligent outdoor lighting installed by the current owners, ensuring the garden remains as enchanting at night as it is by day.

Whether it's a peaceful morning walk with a coffee in hand or an evening spent in the glow of the garden lights, this home offers a lifestyle that is both enchanting and practical in equal measure.







For those seeking a peaceful countryside lifestyle without compromising on convenience, The Flint House is perfectly placed. Outdoor enthusiasts and dog walkers will relish the abundance of nearby walking trails, from the rolling countryside paths leading towards Happy Valley in Chaldon to the serene woodlands of the North Downs Way.

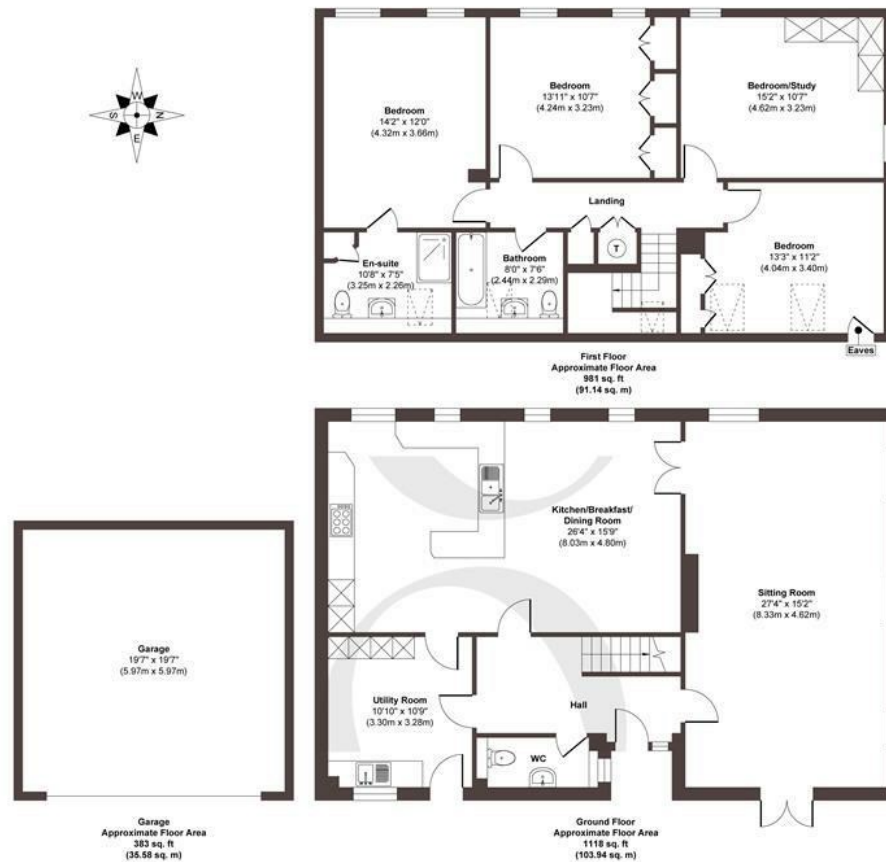
The property is nestled between the charming villages of Chaldon, Merstham, and Netherne-on-the-Hill, each offering its own unique character and local amenities. Chaldon is renowned for its picturesque setting and historic church, while Merstham provides a mix of independent shops, cosy pubs, and essential services.

For commuters, Dean Lane enjoys excellent transport links. Merstham railway station provides swift connections to London Bridge and Victoria in under 40 minutes, making it ideal for those who work in the city but desire a rural retreat. The M23 and M25 are easily accessible, offering effortless travel to Gatwick Airport, the South Coast, and beyond. The nearby towns of Reigate and Redhill provide a broader range of shopping, dining, and leisure facilities, ensuring all needs are met within a short drive.









Approx. Gross Internal Floor Area 2482 sq. ft / 230.58 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The Details

- Tucked away along a quiet branch of Dean Lane, The Flint House is a truly unique home
- Part of a large barn conversion, this residence enjoys an idyllic setting amidst rolling countryside
- Spacious reception with charming oak beams and log burner
- Open plan kitchen and dining room with contemporary design
- Utility room with garden access and downstairs WC
- Four well-proportioned bedrooms served by two modern bathrooms
- Expansive garden, with lighting throughout and an elevated view point
- Driveway and large detached garage

Size
Approx 2842.00 sq ft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
G



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved