



*Orpin Road RH1*

£630,000

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

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*The Stone Family*



Tucked away at the end of a quiet cul-de-sac on Orpin Road, this appealing three-bedroom semi-detached house offers a lifestyle defined by calm, comfort and considered design. From the moment you arrive, there is a distinct sense of retreat: the gentle hush of a residential enclave, the reassurance of off-road parking, and the subtle impression that this is a home where daily life unfolds with an unforced, natural rhythm. It is a setting that feels quietly protected from the bustle beyond, yet entirely practical for modern living.

Stepping inside, the atmosphere is immediately welcoming. The proportions are well judged, the flow intuitive, and the neutral palette creates a light, cohesive backdrop that allows the architecture and natural light to take centre stage. Every space feels purposeful yet relaxed, offering both functionality and warmth in equal measure.

The main living space is both generous and inviting. The lounge/dining room is bathed in natural light from a handsome bay window to the front, which lends the room a sense of elegance as well as openness. To the rear, glazed doors draw the eye through to the garden beyond, creating a pleasing visual connection with the outdoors. This is a room designed for modern family life: adaptable, sociable and filled with possibility. It easily accommodates everything from quiet mornings with coffee and a book to lively family gatherings and entertaining friends.



At the heart of the home lies the newly extended kitchen, a space that feels uplifted and contemporary thanks to its Velux roof windows. Light pours in from above, creating a bright, energising environment that elevates everyday cooking into something rather more pleasurable. There is ample room to move, work and gather, making it a natural hub of the house. A separate utility room keeps practicalities discreetly tucked away, while the downstairs WC adds a welcome layer of convenience for both family and guests.

The garden is a particular highlight. A favourable south-easterly aspect, it is a space that feels both private and open, perfectly positioned to capture the sun throughout the day. Beautifully maintained, it offers room for everything from quiet morning coffee to long summer lunches and relaxed evenings outdoors. Whether landscaped further or enjoyed just as it is, this garden provides a tranquil counterpoint to the rhythms of daily life.

Upstairs, the first floor continues the home's sense of balance and ease. Three well-proportioned bedrooms offer restful retreats, each finished in soft, neutral tones that invite calm and creativity in equal measure. The two larger bedrooms benefit from fitted wardrobes, ensuring storage is seamless and unobtrusive. The family bathroom is light and functional, complemented by a built-in airing cupboard that speaks to the home's well-considered layout.







Merstham, set within the rolling landscape of the Surrey countryside, is a village of enduring appeal, offering a pleasing balance between rural character and everyday convenience. With its leafy streets, pockets of open green space and a strong sense of community, Merstham feels both settled and welcoming – a place where village life sits comfortably alongside modern living.

One of Merstham's greatest strengths lies in its excellent transport connections. Merstham railway station provides regular and reliable services into London, making it a highly practical choice for commuters seeking a calmer pace of life without sacrificing accessibility. Journeys into the capital are straightforward, while nearby road links offer easy access to surrounding towns, Gatwick Airport and the wider motorway network. Whether travelling for work or leisure, connections from Merstham are both efficient and well placed.

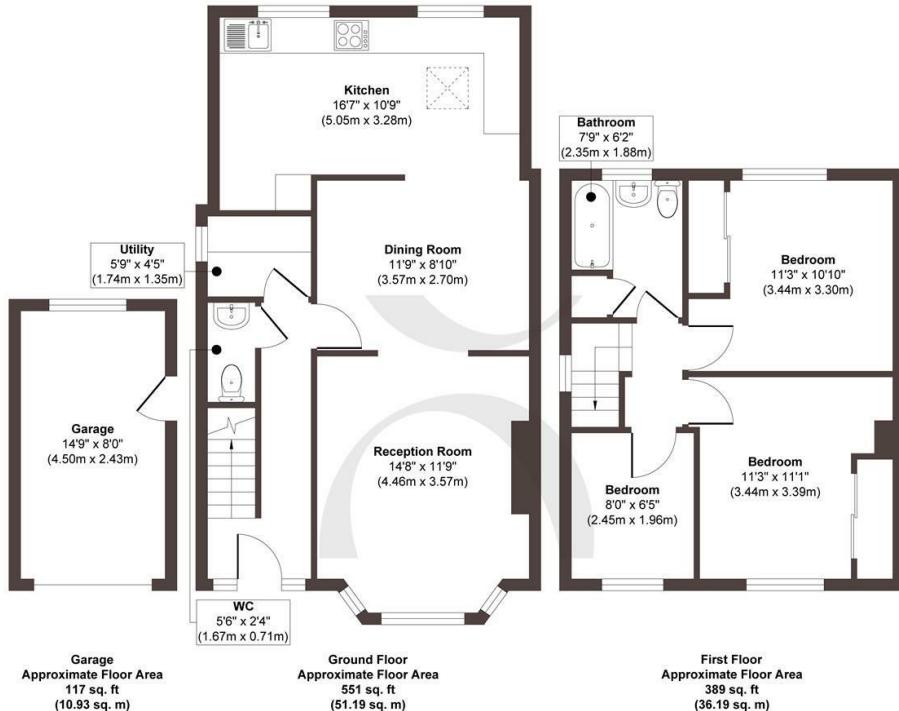
For families, the area is particularly appealing. Merstham is home to a range of well-regarded primary and secondary schools, many recognised for their strong academic performance and nurturing environments. This educational offering, combined with the area's safe, residential feel, makes it a popular choice for those looking to put down long-term roots. Local parks, countryside walks and recreational spaces further enhance its family-friendly credentials, encouraging an active outdoor lifestyle.







## The Details



- Peacefully positioned at the end of a quiet cul-de-sac on the ever-popular Orpin Road
- Private driveway providing valuable off-road parking
- Single garage with up-and-over door and convenient pedestrian access to the rear
- Newly extended kitchen designed for modern living
- Separate utility room keeping appliances discreetly tucked away
- Three well-proportioned bedrooms on the first floor
- Favourable south-easterly aspect for all-day light
- Ideal for growing families or those seeking extra space

Size  
Approx 1057.00 sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
D



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# Let's Talk

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