

STONE



*All Saints Gardens RH1*

£680,000

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

————— *The Stone Family*



Set quietly behind private gates on one of Merstham's most discreet and well-kept roads, All Saints Gardens offers a way of living that feels both refined and reassuringly relaxed. From the first moment of arrival, there is a sense of calm and order, the kind that comes from knowing you are somewhere thoughtfully designed, where privacy is prized and everyday life unfolds at a gentler pace. The gated approach not only provides security, but also establishes a subtle sense of exclusivity, a rare quality so close to excellent transport links.

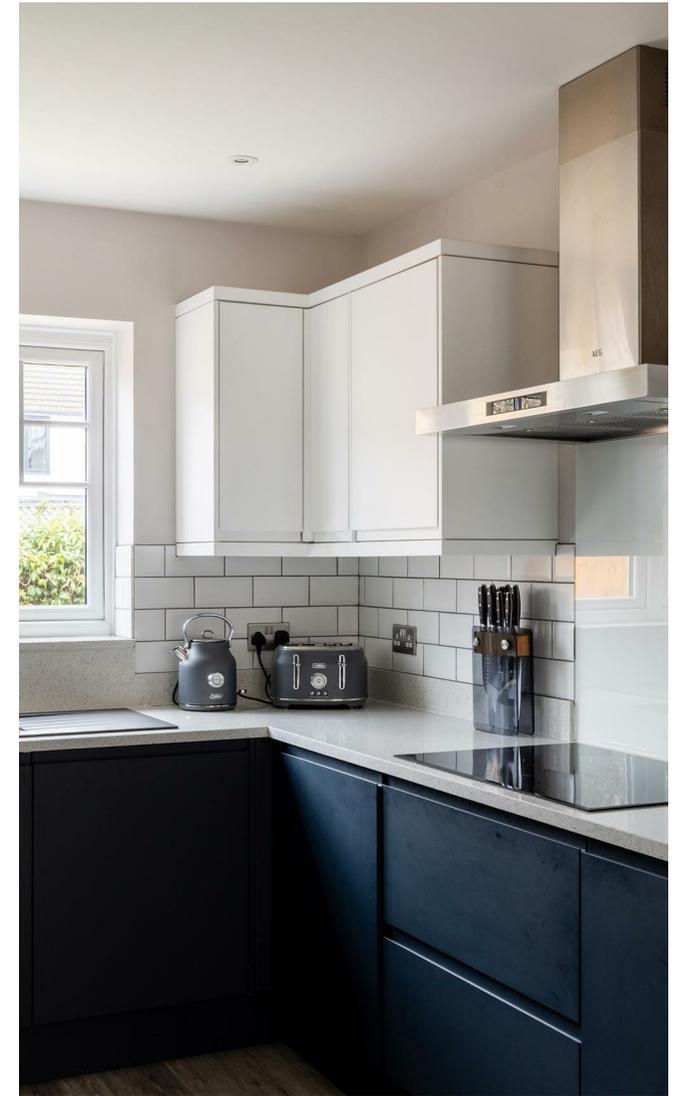
Step inside and the house immediately reveals its defining character: a cohesive palette of soft, neutral tones that flows seamlessly from room to room. This restrained colour scheme creates an atmosphere of light, space and quiet sophistication, echoing the timeless interiors. Walls and finishes act as a calm canvas, allowing natural light to move freely and offering endless scope for personal expression, whether your taste leans towards contemporary minimalism or layered, classic furnishings.



The ground floor has been arranged with modern family life in mind. At its heart lies the kitchen-diner, a generous and inviting space that encourages both connection and ease. This is a room for lingering breakfasts, homework spread across the table, and evenings spent entertaining friends without formality. The neutral finishes enhance its versatility, ensuring it feels equally suited to weekday routines and weekend celebrations. Nearby, the separate lounge provides a softer, more contemplative retreat, a place to unwind as the day draws to a close, with the muted tones lending warmth and a sense of quiet luxury. From here, elegant bifolding doors open directly onto the garden, creating a natural flow between indoors and out and allowing daylight to flood the room. In warmer months, these doors are thrown open, extending the living space outdoors and making entertaining feel effortless. A discreetly placed downstairs WC enhances the home's thoughtful layout, bringing an added sense of ease and practicality to everyday life.

Upstairs, the home continues to impress with its sense of proportion and tranquillity. Four well-sized double bedrooms offer flexibility for growing families, visiting guests or the increasingly essential home office. Each room is finished in the same calm, neutral palette, creating restful spaces that feel balanced and unhurried. The principal bedroom is particularly appealing, enjoying both generous proportions and the privacy of an en-suite bathroom, a space that feels indulgent without excess, designed to be a true retreat at the beginning and end of the day. The family bathroom is equally considered, echoing the home's overall aesthetic of understated elegance.



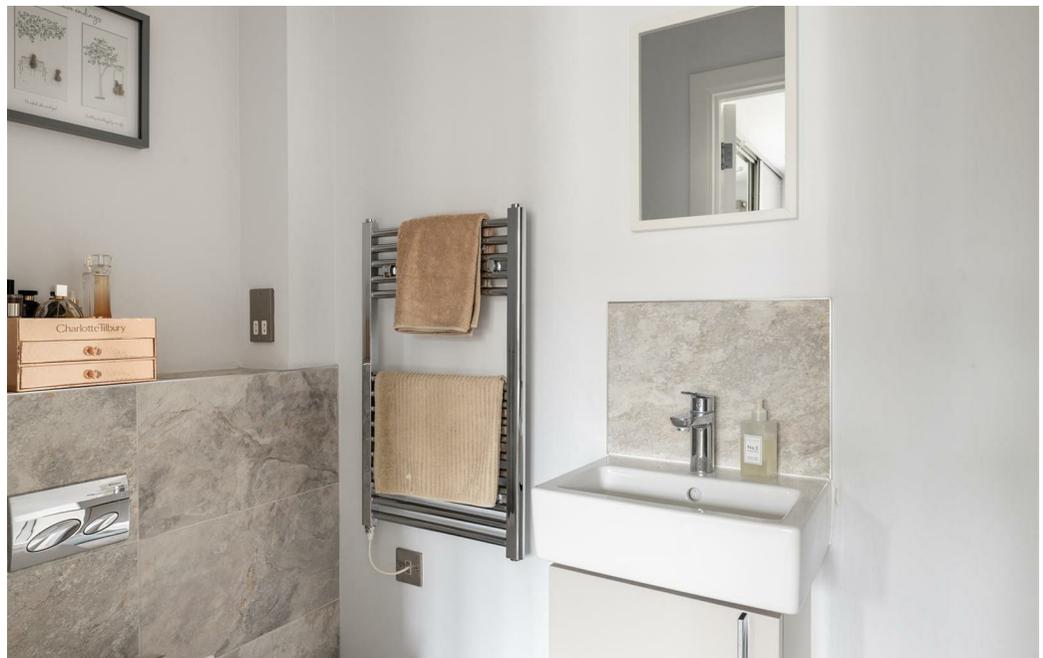




Merstham itself is quietly appealing, offering a strong sense of community alongside everyday convenience. A selection of well-regarded local schools, both primary and secondary, are within easy reach, making the area particularly attractive to families looking to settle for the long term. Independent shops, cafés and local amenities sit comfortably alongside larger supermarkets nearby, ensuring daily errands are easily managed without compromising the village-like feel.

For those who value the outdoors, the surrounding landscape is a notable draw. Merstham is bordered by open countryside and green spaces, with scenic walks and cycle routes close at hand, including stretches of the North Downs Way. These natural surroundings provide a welcome contrast to the working week, offering space to reset, explore and enjoy the changing seasons.

Transport links are exceptionally convenient. Merstham Station, just a short walk away, offers swift and reliable connections into London and the South Coast, while road access via the M25 and A23 places Gatwick Airport, Brighton and the wider region within comfortable reach. It is a location that supports both professional life and leisure with equal ease, making All Saints Gardens a well-considered base for modern living.

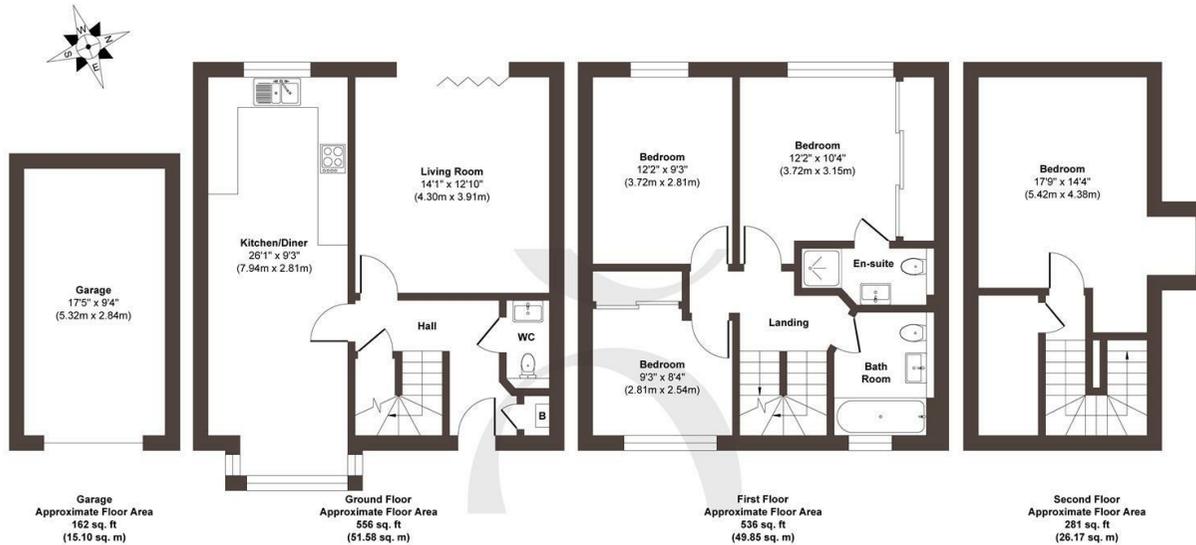






## The Details

- Private, gated residential road offering enhanced security and exclusivity
- Spacious four-bedroom family home with well-balanced proportions
- Cohesive neutral décor throughout for a calm, timeless feel
- Seamless indoor-outdoor flow for warmer months
- Off-street parking for two vehicles
- Integral garage offering parking or storage options
- Nearby village amenities including shops and cafés
- A home designed for comfortable, long-term living



**Approx. Gross Internal Floor Area 1535 sq. ft / 142.70 sq. m (Including Garage)**

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

Produced by Elements Property

**STONE**

Size  
Approx 1535.00 sqft

Energy Performance Certificate (EPC)  
Rating B

Council Tax Band  
F



STONE

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