





## 7 (PLOT 17) OAKLEY GARDENS, MERSTHAM, SURREY, RH1 3GJ

**£650,000  
FREEHOLD**

**\*\*\* STUNNING THREE BEDROOM, BRAND NEW HOME SET IN AN EXCLUSIVE GATED COMMUNITY \*\*\***

Oakley Gardens is a prestigious development of high quality homes, set within two acres of private grounds on the edge of Merstham, comprising just 14 houses and a stunning grade two listed, luxury apartment building.

The property is finished to a high specification throughout featuring award winning shaker style kitchens with Quartz worktops, a full range of integrated Bosch appliances, and Amtico flooring. The luxurious bathrooms have white Sanex sanitary ware, underfloor heating and Minoli tiling. In addition Dion Homes have used high quality materials, such as hand made bricks with stone detailing, low profile Aluminium windows to maximise light.

You have a spacious entrance hall with a downstairs cloakroom, there is a generously proportioned, dual aspect kitchen/dining room, which has direct access to the rear garden and a window to the front. Then there is a separate living room which also benefits from garden access and overlooks the meadow. Upstairs you have a landing with access to a large loft, there are three bedrooms, a beautiful bathroom and an en-suite shower room.

Outside the house, you have a private garden to the rear which has a lawn area and a Sandstone patio, as well as a gate opening onto the meadow, which forms a central feature of Oakley Gardens' communal space. In addition, you have the benefit of two allocated parking spaces.

The convenient location gives access to London in less than 35 minutes from Merstham station, the M25 and M23 both just a short drive, yet local schools, shops and nature reserves are all within walking distance!

- **THREE BEDROOMS**
- **SPACIOUS HALLWAY**
- **KITCHEN/DINING ROOM**
- **TWO PARKING SPACES**
- **BEAUTIFUL FINISH**
- **LOUNGE**
- **WEST FACING GARDEN**
- **GATED DEVELOPMENT**





#### ROOM DIMENSIONS:

##### ENTRANCE HALL

10'2 x 9'4 (3.10m x 2.84m)

##### CLOAKROOM

5'10 x 2'10 (1.78m x 0.86m)

##### LOUNGE

13'11 x 12'7 (4.24m x 3.84m)

##### KITCHEN/DINING ROOM

18'2 x 9'8 (5.54m x 2.95m)

##### FIRST FLOOR LANDING

##### BEDROOM ONE

12'7 x 10'7 (3.84m x 3.23m)

##### ENSUITE SHOWER ROOM

7'3 x 2'11 (2.21m x 0.89m)

##### BEDROOM TWO

9'8 x 9'6 (2.95m x 2.90m)

##### BEDROOM THREE

9'8 x 9'6 (2.95m x 2.90m)

##### BATHROOM

9'8 x 6'2 (2.95m x 1.88m)

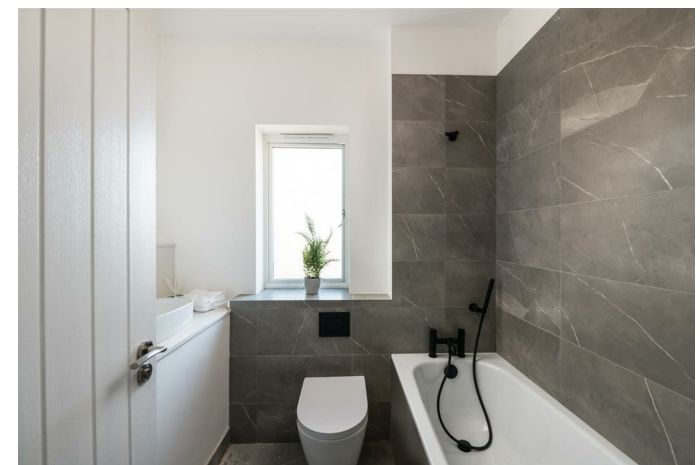
##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

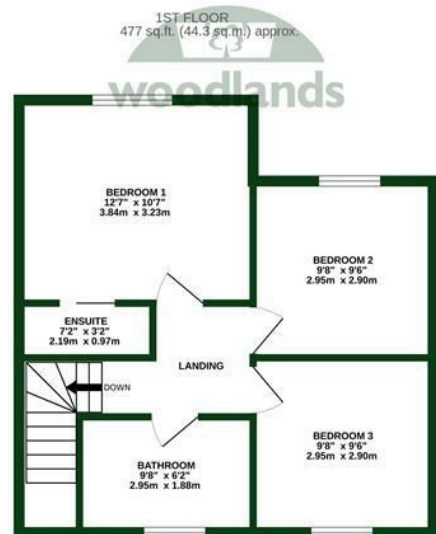
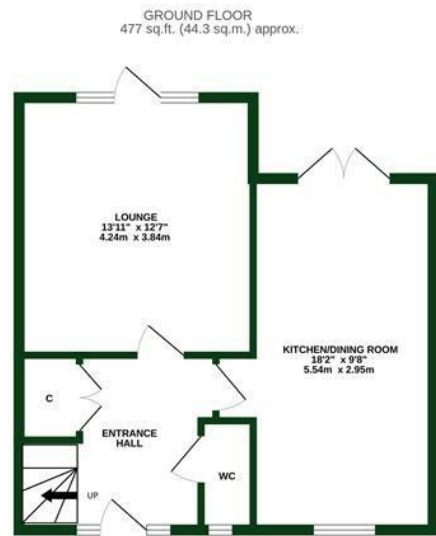
##### WEST FACING GARDEN

##### TWO PARKING SPACES

ESTATE CHARGE: £424.35 PER ANNUM







TOTAL FLOOR AREA : 953 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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