Richard State
Independent Estate Agents

Merlin Haven, Row Town KT15 1EW £495,000

A rare opportunity to acquire a quite unique and beautifully presented two double bedroom two storey dwelling , painstakingly created with last five years and featuring a truly delightful 80' landscaped front garden enjoying stunning views over equestrian fields and farm land to the Surrey Hills in the distance, creating a perfect environment for relaxation, entertaining and alfresco dining. The same applies to the attractive 45' landscaped rear garden. Most recent improvements include air-conditioning to the first floor principal bedroom, bespoke fitted wardrobes in bedroom two, an alarm system and security lighting, a new shed and ambient lighting in the rear garden and overhaul of the roof. The ground floor offers bright, free flowing contemporary living space with a spacious dining area leading through to a charming living area which then leads through to a superb fitted kitchen with a range cooker and appliances included. There is also a cloakroom/utility room and bedroom two with custom made fitted wardrobes. Stairs lead up to the first floor, home to the impressive principle bedroom with a refreshed ensuite shower room and two bay windows from where to enjoy the distant views. Merlin Haven nestles in a little known tranquil cul-de-sac, close to parks, countryside walks, local shops, Longacre garden centre and the Cricketers Inn.

Must be viewed to be fully appreciated!









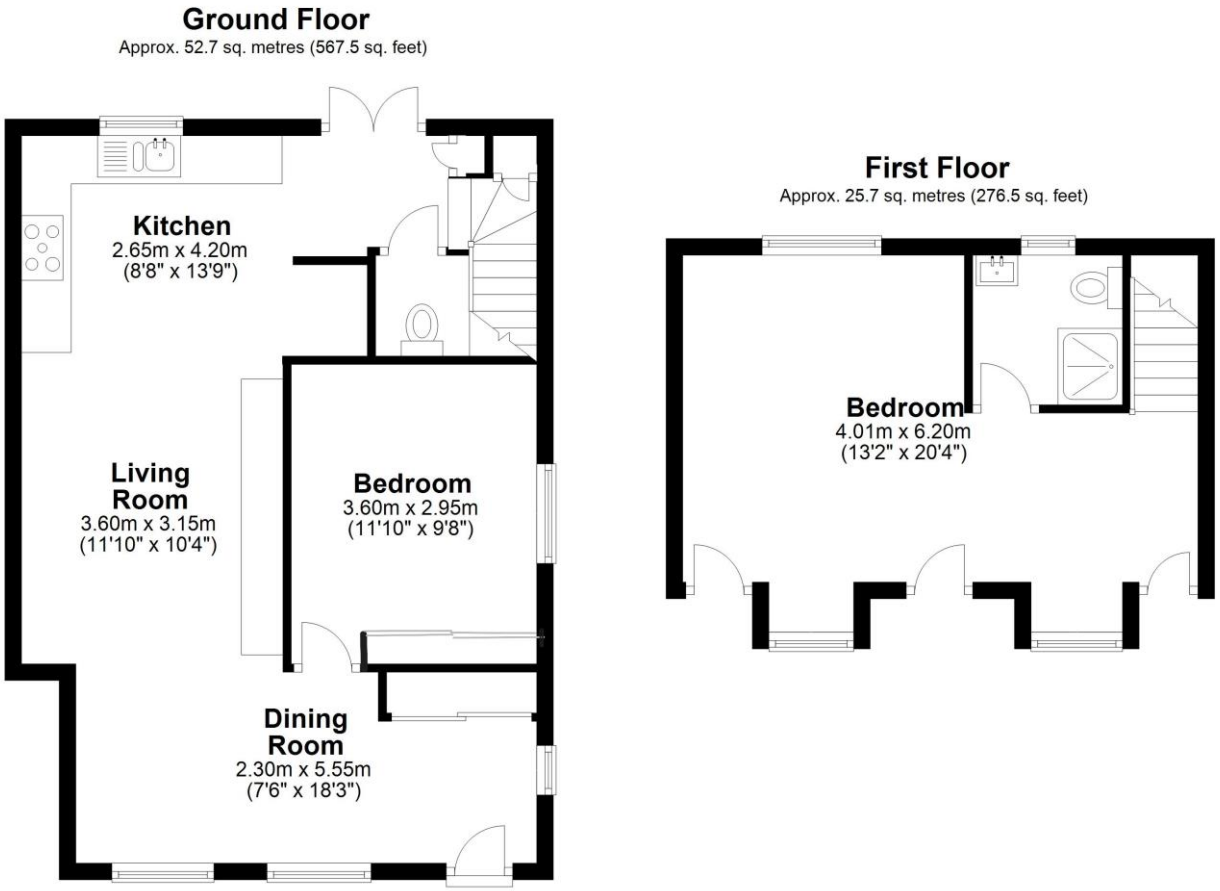
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Ombudsman
NAEA Estate Agents









Total area: approx. 78.4 sq. metres (844.0 sq. feet)

- **Unique and beautifully presented two bedroom two story dwelling of immense charm and character**
- **Delightful 80' landscaped front garden with stunning views across fields to the Surrey hills in the distance - perfect for relaxation or entertaining**
- **Secluded 45' landscaped rear garden with ambient lighting and a shed**
- **Bright free flowing contemporary living space with spacious dining room, open plan living room and superb fitted kitchen with appliances and range cooker**
- **Cloakroom/utility room**
- **Principle bedroom with air conditioning, refreshed ensuite shower room and bay windows with distant views**
- **Bedroom two with bespoke fitted wardrobes**
- **Tranquil cul-de-sac close to parks, countryside, local shops and The Cricketers Inn**

