



Nutfield  
£729,995

Robert  
Leech. 



A delightful 3 bedroom house, in a unique gated development of just six properties - set in communal grounds of approx 6 acres, with it's own private garden, parking and garage.  
No onward chain.



Nutfield Court is a unique gated development of just six properties, all set within beautiful communal grounds of approaching six acres. Number 6 was built in 1998 by Rushmon Homes and this is the first time it has been available since on the open market.

The Stoneham kitchen has a comprehensive range of units with integrated appliances and ample space for a dining table and chairs. The reception room is well proportioned with double doors out into the conservatory - the perfect space to sit and enjoy views over the garden. There is also a study on the ground floor with fitted desk & cupboards and a cloakroom.

Upstairs the master bedroom has views over the garden and an ensuite shower room. The second bedroom is also a double, the third bedroom has an extensive range of built in wardrobes and has been utilised as a dressing room, and there is also a family bathroom.



#### Outside

The property is approached via electric gates and a gravelled driveway. There is parking outside the property in front of the garage. The garage is large with a boarded loft providing plenty of storage. The private rear garden has a patio to the rear of the conservatory, the perfect space for a table and chairs for alfresco dining. The remainder of the garden is mainly laid to lawn with mature plants and shrubs - the garden enjoys a high degree of privacy. The property is set within communal ground of six acres for the residents to enjoy and consists of beautifully tended lawns and wooded areas.



## At a glance

- End of terrace
- Unique development of just 6 properties
- 3 bedrooms & 2 bathrooms, 2 receptions
- Private rear garden
- Semi rural location
- Good sized sitting room
- Garage & off street parking
- Freehold
- 1,305 sq ft of accommodation
- Service charge £ 2,000 per annum (paid every 6 months)
- EPC D

## Location

Located a short drive from Reigate & Redhill town centres, in the village of Nutfield with its pretty church, Mercers recreational lake, The Queens Head and Inn on the Pond public Houses. Nutfield Priory with its health club and leisure facilities and Priory Farm garden centre, farm shop & activities for children are also close by.

Merstham and Redhill train stations are within a short drive and provide services to Victoria and London Bridge in approx 30 minutes. The M25 can be accessed at either junction 6 in Godstone or junction 8 at Reigate Hill. Gatwick Airport is within a 20 minute drive.

## Intrigued?

01737 246246

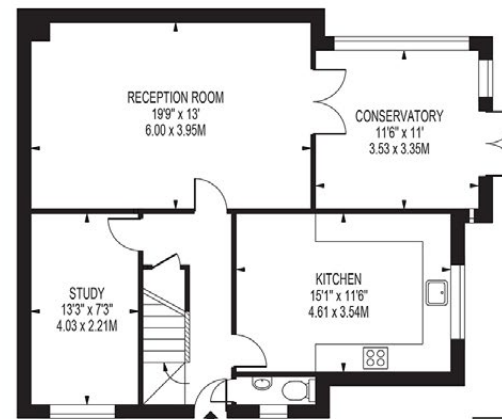
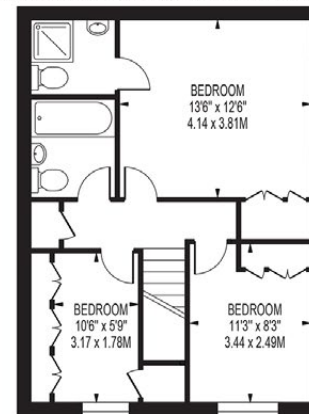
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**NUTFIELD COURT**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1305 SQ FT - 121.21 SQ M



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