



South Nutfield
£1,300,000

Robert
Leech. 



Originally an extensive 19th Century barn, this beautiful property was tastefully converted into four impressive houses with an inner courtyard. With approximately 3200sq ft this immaculately presented five bedroom property has the additional bonus of an acre of land in addition to the private walled garden. With double garage & off road parking.



Originally an extensive 19th Century barn, this beautiful property was tastefully converted into four impressive houses with an inner courtyard. With approximately 3200sq ft this immaculately presented five bedroom property has the additional bonus of an acre of land, private courtyard garden, double garage & off road parking.

This property was meticulously remodelled by the current owners in 2018 and has an absolute “wow” factor. The entrance hall sets the tone with such a feeling of light & space being double height and with stunning wood flooring which runs seamlessly through the ground floor hallway, dining room & sitting room.

The kitchen has been fitted with a fabulous range of cabinets, with a large island with seating in the middle. Integrated appliances include 4 ovens, 5 burner gas hob, tall fridge, tall freezer, dishwasher, tall spice rack & champagne fridge. Exposed brickwork acts as such an attractive backdrop and a bespoke kitchen door has been created from antique French shutters, fixed together to form a feature sliding door.

The reception rooms are all of excellent proportions with a dining room providing the perfect space for entertaining with double doors directly through into the sitting room. The sitting room has two sets of double doors out onto the walled garden and a log burner creates a wonderful focal point to the room. A further set of double doors lead through to the third reception room, currently utilised as an office with an impressive vaulted ceiling and double doors out to the garden. There is also a wet room shower/cloakroom, utility room and the fifth bedroom (currently utilised as a gym) on the ground floor.

Upstairs the spacious landing leads to the master bedroom, a fabulous room with exposed iron work and dark wood flooring, the ensuite is fitted with twin basins on a tiled top, shower and large double-ended bath. There are three other double bedrooms, one of which has the benefit of an ensuite wetroom. There is also a family shower room.

Outside the property is approached over a gravel driveway which provides off road parking in front of the double garage.

The courtyard garden was landscaped in 2016 to create a tranquil and pretty space with a terrace along the rear of the property, a decked area provides the perfect space to relax whilst pizza cooks in the pizza oven, the remainder is laid to lawn with delightful planting.

There is a further area of land, in the form of one acre of the communal 4-acre field which has been partially fenced.

At a glance

- Stunning 5 bedroom, 4 bathroom house
- Well proportioned accommodation throughout
- Originally a 19th century barn
- Beautifully remodelled by the current owners in 2018
- Courtyard garden & an acre of land
- Beautiful semi rural location
- Detached garage & off road parking
- Council tax band G Tandridge Council
- Close to both Reigate & Oxted town centres
- EPC rating D

Location

Located in a beautiful semi rural position, South Nutfield is a lovely village, located just 2 miles outside Redhill. Local amenities include a wonderful village shop, Holborns which is highly regarded, a primary school, station and The Station Pub which is also popular. Furthermore, Priory Farm Shop and Nutfield Priory gym and spa are a short distance away. Reigate's bustling town centre is close by and offers an impressive range of shops and services. Historic inns, cosy teashops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Hatay, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews. Commuting to London from Redhill station takes around 30 minutes into London Bridge or Victoria, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

Intrigued?

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