



Nutfield
Guide Price £850,000

Robert
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A substantial wing of a former manor house, with beautifully proportioned accommodation throughout. Set within gated communal grounds of approaching 6 acres with double garage and private garden.



Nutfield Court was converted in 1998, and number 2 was bought by its current owners from new - a testament to the lovely place it is to live in!

The accommodation is spacious and well proportioned throughout, a beautiful large entrance hall sets the tone for the quality of the home, with high ceilings and decorative coving. The kitchen/ dining room was refurbished in 2015 to provide a fantastic open plan space, with a delightful range of cabinets, granite worktops and breakfast bar, and integrated appliances. The sitting room is a lovely double aspect room with bay window to the front elevation with views over the communal grounds. A cloakroom completes the ground floor accommodation.

On the first floor the master suite is a true delight, with a large bedroom, fabulous ensuite with bath & shower, and an extensive dressing area. There are two further double bedrooms, both with ensembles.

Outside

The property is approached via electric gates, leading up the gravel driveway. Number 2 has the benefit of a detached double garage with electric door with further parking on the block paved driveway. The garden has been meticulously landscaped by the current owner and is an absolute delight, with careful thought to every season of the year. A pretty patio area is the perfect space for a table and chairs and to sit and enjoy the scenery of the garden and the surrounds.



At a glance

- Wing of a former manor house
- Superbly proportioned accommodation
- 3 large double bedrooms & 3 bathrooms
- Beautiful communal grounds approaching 6 acres
- Double garage & parking
- Beautifully landscaped private garden
- Large kitchen/dining room
- Gated development
- No onward chain
- Council tax G

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.

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Intrigued?

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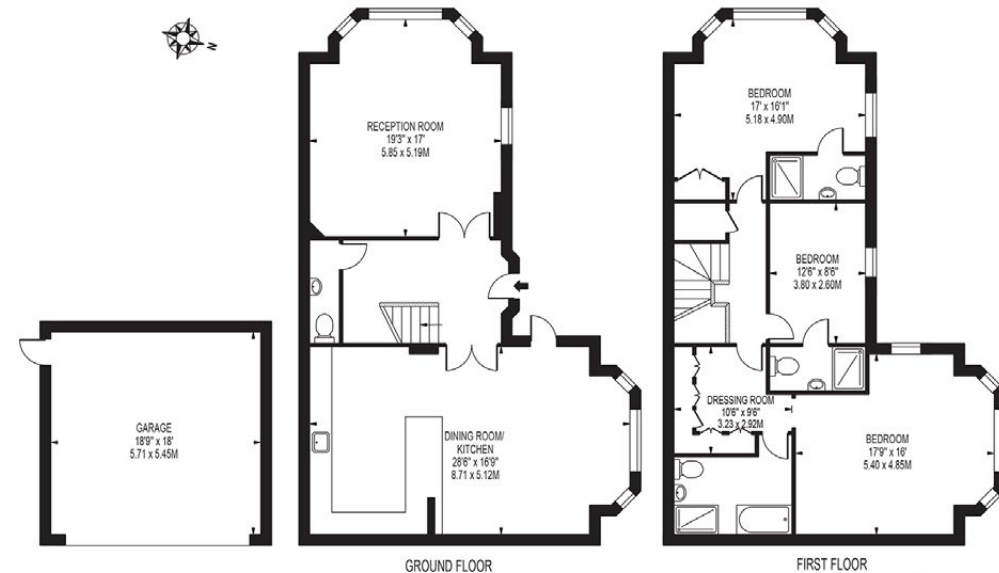
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NUTFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1857 SQ FT - 172.52 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 337 SQ FT - 31.35 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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