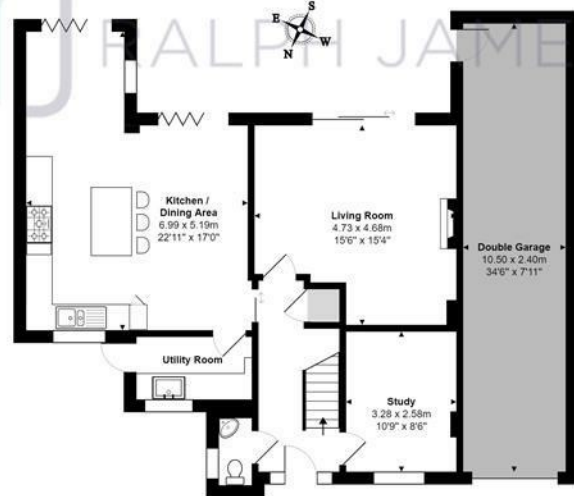


Kings Mead
South Nutfield
Surrey
£775,000



RALPH JAMES

FLOOR PLANS



Ground Floor

Kings Mead, South Nutfield

Total Area: 146.1 m² ... 1573 ft² (excluding double garage)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



IN A NUTSHELL



Large secluded garden



Four generous bedrooms



Open plan living, separate living room & study



Family bathroom, two en-suites & downstairs W/C



Modern beautifully designed kitchen & utility room



Driveway & garage



WHAT'S GREAT?

Sophisticated, stylish and modern, this spacious house is perfect for the busy day to day runnings' of a growing family. Beautifully finished with practicality and flair in mind, you can see that lots of thought has gone into the property to make it the ideal home.

Set down a quiet road in South Nutfield, this detached four-bedroom house is a real treat – as you step inside to the spacious hallway to your left is the downstairs W/C and opposite you enter the study that could also be used as a play room to keep all those toys tidied away. For some additional storage there is a cupboard under the stairs where you can store your winter boots and jackets.

The large open plan kitchen/dining area is instantly inviting, with a sleek gloss two tone finish in the kitchen along with an island for guests to sit and chat at as you prep for dinner. You can easily fit in a large dining table and chair set. Around the corner the current owners have created a nook for the children where they can play and do their homework. In the summer, the large bi-folding doors can be opened to create an even larger entertaining space that leads you out to the sizeable garden.

The huge patio takes up only a fraction of this great outdoor space, secluded by surrounding trees and shrubbery you can enjoy a sunbathing session with a glass of G&T in peace. The separate living room is also a decent size with sliding doors giving you additional outdoor access along with a beautiful fireplace being the perfect focal point and bringing the room together to create a cosy and inviting vibe.

Upstairs there are four generous bedrooms, two of which come with chic en-suites and built in wardrobes. The master bedroom is something quite spectacular, with wardrobes lining either side of the walk way that leads you through to the bed. You also have room for a dressing room, so you won't need to worry about running out of space! The family bathroom like the rest of this house has an elegant finish.



Ashley likes it
because....

"This is the perfect home for those looking to move in without having to do very much. Well looked after by it's current owners, this is a spacious and modern house with plenty of room for a growing family. The garden is something friends will be envious of, an excellent size with complete privacy. South Nutfield is a popular village with a local shop, a very good village school, family friendly pub, and a train station with connections to London via Redhill. On the weekends you can enjoy the surrounding countryside for some evenings walks."

SELLER'S SECRET

"We feel lucky to be surrounded by outdoor space, from our large garden and patio, to Kings Mead's communal meadow, and the countryside beyond. All the village facilities are within easy walking distance, from pub to school to store. We've been here for over six years and have really enjoyed the lovely sense of community. It's been a great place to raise our young family, and we will be very sad to leave."

CLOSE TO HOME

Nutfield station 0.3m

Earlswood train station 2.1m

Nutfield Primary school 0.6m

Holborn's Village Store 0.6m

Nutfield Priory Hotel & Spa 1.5m

Priory Farm 0.9m

Reigate Town Centre 3.7m

Redhill Town Centre 2.4m

Gatwick Airport 5.8m

East Surrey Hospital 2.1m



To buy or not to buy...

RALPH JAMES



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