

Mid Street
South Nutfield
Surrey
£1,250,000



RALPH JAMES

FLOOR PLANS



Mid Street, South Nutfield
Total Area: 309.9 m² ... 3335 ft² (excluding outhouse, triple garage)
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IN A NUTSHELL



Spacious East facing garden & West facing courtyard



Double height ceilings in the lounge & 2 further reception rooms



Beautifully designed kitchen dining room with two islands



5 Double bedrooms



4 Modern bathrooms



Triple Garage & gated driveway



WHAT'S GREAT?

Willow cottage is positioned in one of South Nutfield's most popular residential locations, and its barn style facade offers quite a breathtaking first impression as you pull onto the gated driveway. Triple garages to your left allows for plenty of storage and car parking.

The grounds extend to approximately 0.4 of an acre, with walled gardens and spacious outbuildings. The interior has been fully refurbished and sings with original features, and open fireplaces, perfectly complemented by the tasteful decor and luxurious fittings throughout. Ground floor accommodation is generous, and rooms overlook the gardens and courtyards from different aspects.

The entrance hallway is impressive and flows round to different parts of the house. Vaulted ceilings and double height windows flood the lounge with natural light with gorgeous views overlooking the garden. On the ground floor, you'll find a spacious office, playroom, 2 bathrooms and 5th bedroom aswell as the stunning kitchen diner. A bespoke kitchen is fitted with two breakfast islands, one for preparing the food and another for socialising with the family. The impressive ground floor provides great rooms for entertaining the children and those looking for lots of living space.

To the first floor, the landing area has been transformed into a reading area and library with a mezzanine overlooking the lounge and gardens. The sumptuous master bedroom has a an en-suite bathroom which leads to a further bedroom or dressing area. The west of the house has two further double bedrooms and a family bathroom.

A property of this calibre and breath-taking style is a pleasure to behold and at over 3500 square feet, you'll have enough space for any growing family. Proximity to the award winning Holborns corner shop is very convenient and Nutfield station is minutes' walk away. We highly recommend dining at the Station Pub for a scrumptious Thai meal and the next day take a walk through some of Surrey's finest country walks.



Ashley likes it
because....

"This substantial family home is located in one of my favourite roads in South Nutfield, you are close to the Priory farm shop and even the award winning Holborn's where you can buy fresh produce and baked goods. I love how effortlessly this home flows, with a sociable layout. The garden is superb and I imagine a pleasure to use all year round."

SELLER'S SECRET

We have loved living in this house as it fits family life whatever the season. In the Summer it is light filled and cool and we can throw the doors open in the kitchen, lounge and office and feel like the garden and house blend seamlessly. In the Winter we get cosy around the open-fire or sit in the library with a view out to the garden. The cathedral style space in the lounge, church windows and railways sleepers all add to it's sense of uniqueness. The house is set-up with pockets of space for everyone yet it has communal areas to bring you all back together again.

CLOSE TO HOME

South Nutfield train station 0.3m	Earlswood train station 2.6m
Nutfield Primary school 0.2m	Holborn's Village Store 101ft
Nutfield Priory Hotel & Spa 1.3m	Priory Farm 0.9m
Reigate Town Centre 4.2m	Redhill Town Centre 2.6m
Gatwick Airport 7.3m	East Surrey Hospital 3.2m

To buy or not to buy...

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