



**PORTFOLIO**  
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Hillside, Netherne Lane

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*Attractive 4 double bedroom Family home with additional spacious garden office and ample off road parking, located on a quiet no-through road in the picturesque Netherne Village.*



Previously owned in 1905 by the head gardener of the former Netherne Hospital, this 4 double bedroom family home has been well cared for and maintained over the years. The property boasts ample living space, set back behind a private hedged front garden on a no-through road offering the most idyllic spot for a peaceful lifestyle surrounded by countryside.

Approaching the property there is a large gravelled driveway with ample parking for 4 cars. The frontage also has a sizable lawn and high front hedge giving the most beautiful curb appeal, whilst offering privacy and a pretty outlook. The front porch is equipped with an outdoor plug socket, ideal for charging electric cars, convenience of cutting the lawn, cleaning cars and Christmas lights! This property is one of the few homes exempt from the service charges of Netherne Village (being the original hospital house).



## Entrance Hall

Entering the property there is a roomy entrance hallway and spacious bright downstairs toilet. Through along the hallway there is a large under stairs storage cupboard, followed by a sizeable living room flooded with natural light from the pretty bay window overlooking the front garden.

## Living Space

Formerly 2 separate rooms, the living space is now combined to accommodate for versatile family life. With 2 original fireplaces and original coving/cornices, this room makes for a cosy space in winter, and a bright airy hub in the summer.

## Conservatory

Double doors lead into the conservatory, currently used as a dining room looking out over the garden, offering yet more versatile space to be utilised to suit your families requirements.



## Kitchen/Breakfast Room

The kitchen/breakfast room is large, with generous storage and breakfast bar leading out to the landscaped garden.

## Garden

Plum slate laid and a unique stoned patio offer a low maintenance rear garden, perfect for summer barbeques and hosting get togethers. Tucked next to the conservatory is a quaint bricked pond, trailed by a charming grape vine giving a tranquil feel to unwind as the sun goes down.

## Office/Studio

The current owners installed a bespoke large office/studio at the end of the garden, with floor to ceiling windows, fully insulated and equipped with electricity/ internet and additional large storage with separate door on the side for garden tools, toys and equipment.

## Principal Bedroom

On the first floor, the split hallway leads firstly to the principal bedroom. With dual aspect windows, the room feels bright and airy, and again offers ample space for bedroom furniture, dressers, bed and even a chaise if you are that way inclined.

## Three Double Bedrooms

The 3 further double bedrooms all feature large windows, and cosy carpets.

## Family Bathroom

The family bathroom is fully tiled with substantial walk in shower and sink unit, with storage and electric lit mirror above.

## Loft

The loft is part boarded and fully insulated with a drop down ladder installed.





### Location

This property is one of the few homes exempt from the service charges of Netherne Village (being an original Hospital House) The village offers an array of benefits all within walking distance, including an exclusive swimming pool/gym/sauna, tennis courts, 2 children's parks, cricket pavilion with café, village shop, football pitch and stunning countryside walks. Farthing downs just a 15 minute woodland walk away, it really is a perfect location. Coulsdon town centre is a 5 minute drive, offering a range of independent shops, cafes, restaurants and supermarkets. Coulsdon South station provides rail services to London Bridge (from 21 minutes), London Victoria (from 28 minutes) and Gatwick (from 20 minutes). Bus services will connect you to Redhill via Merstham, and into Croydon via Coulsdon and Purley. For some local schools, there are dedicated student bus services directly to the schools from the village provided by the council. Despite being a tranquil, quiet village, the M23 is just 2 minutes down out of the village, offering great connections across the south. There are an abundance of nurseries, infant/primary/secondary schools with brilliant Ofsted ratings and parental reviews locally, as well as Coulsdon College and Reigate College easily accessible for further education.



## NETHERNE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1281 SQ FT - 119.00 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 244 SQ FT - 22.68 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

# Hillside, Netherne Lane

Attractive 4 double bedroom Family home with additional spacious garden office and ample off road parking, located on a quiet no-through road in the picturesque Netherne Village.

Guide Price

**£680,000**

- Bespoke garden office
- Fully insulated loft with drop down ladder
- Off street parking for several cars
- Conservatory

Tenure: Freehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

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