



Nutfield  
£715,000

Robert  
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Located just 15 minutes from Gatwick airport, a wonderful light filled, top floor apartment in an imposing and handsome building, with far reaching views over the surrounding countryside - enjoying communal grounds of approximately 15 acres. With well proportioned accommodation throughout and offered to the market with no onward chain.





The apartment is approached via electric security gates with an entryphone system and up a long and impressive driveway across the truly stunning grounds of approximately 15 acres. Inside, the imposing and beautiful staircase leads up the second floor to a welcoming entrance hall, with the benefit of two useful storage cupboards. The property includes a range of quality contents. An Inventory is available on request.

The reception room has quite the “wow” factor, with high ceilings, wonderful panelling to two walls, fantastic sash windows to the rear elevation with far-reaching views over the surrounding countryside, and a gorgeous fireplace with gas feature fire creating a focal point to the room. There is a beautiful bay window creating the perfect space for a dining table, with views over the communal grounds.

The kitchen is fitted with a comprehensive range of cupboards and granite worktops, housing integral appliances.

Both bedrooms are of excellent size, the master has marvellous views over the grounds, thanks to two large sash windows, it also has the benefit of built-in wardrobes and an ensuite shower room. The second bedroom has views over the front aspect - towards the tennis court, and has a very useful integral study. There is a further bathroom accessed from the entrance hall.

Outside you can enjoy beautiful southerly views across the countryside to the rear. The extensive grounds also include a lake, tennis court, large lawn areas and pretty woodland. The property has the benefit of a single garage and allocated parking space.





## At a glance

- Fabulous top floor apartment
- Beautifully presented
- 2 large double bedrooms & 2 bathrooms
- Grounds of approaching 15 acres with a tennis court
- No onward chain
- Gated development
- Share Of Freehold
- £3,909.44 per annum
- Tandridge District Council
- Council tax band F
- EPC - C

## Location

Located in the village of Nutfield with its pretty church, Mercers recreational lake, The Queens Head and the Inn on the Pond public houses all being nearby. Also located in the vicinity are The Hawthorns School, Nutfield Primary School, Nutfield Priory with its health club and leisure facilities and Priory Farm which has a garden centre, farm shop, fruit picking and many activities for children.

Merstham & Redhill stations are both within a short drive and offer excellent services to Tonbridge, Redhill, London Bridge and Victoria in addition to Gatwick. There are bus stops within close proximity also providing easy access to Redhill, Reigate and Oxted. The M25 can be joined either at Junction 6 (Godstone) or Junction 8 (Reigate).

## Intrigued?

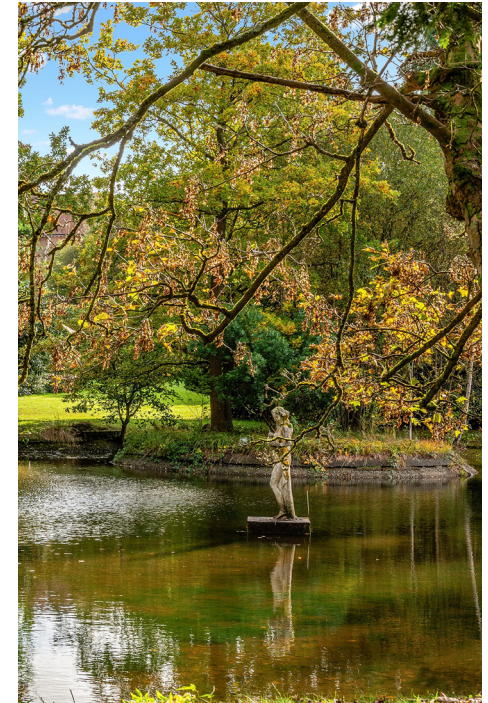
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REIGATE OXTED LINGFIELD