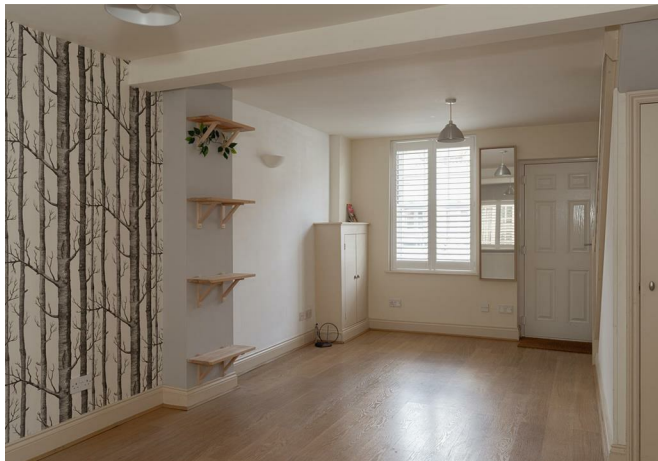




High Street, Nutfield  
£325,000







“

This three bedroom mid-terrace cottage in central Nutfield offers open-plan living, a landscaped garden, and a purpose-built music studio—ideal for remote work or creative use. Sold with no onward chain and close to countryside walks, a farm shop, and the train station.

”





## OPEN DAY 19TH JULY - BY APPOINTMENT

Positioned in the heart of the charming village of Nutfield, this well-presented three bedroom mid-terrace cottage offers a blend of countryside charm and modern convenience. Available with no onward chain, it's perfect for buyers looking to move swiftly.

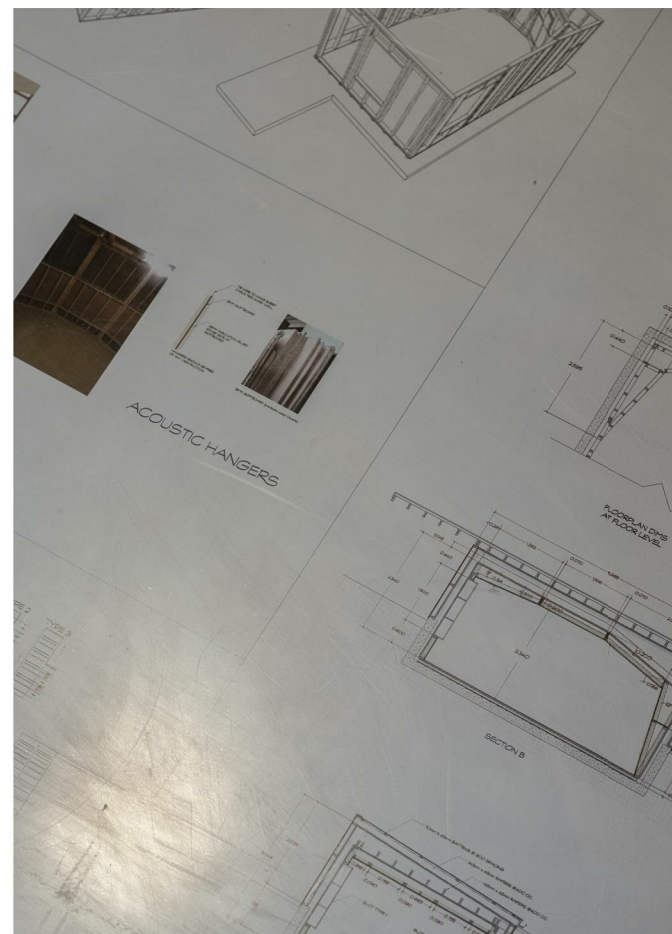
Owned and cherished by the current owners for the past 12 years, the property offers well-proportioned accommodation and a lovely flow throughout. Upon entering, you're greeted by a generous open-plan living and dining room, an inviting space filled with natural light and character. This leads seamlessly into a well-appointed kitchen, which in turn opens into a utility space and downstairs WC for added convenience.

To the rear of the property, a small conservatory with French doors opens out onto a landscaped garden and patio area, ideal for entertaining or enjoying peaceful outdoor moments.

Upstairs, the home offers three bedrooms – one double and two singles – all serviced by a family bathroom. The property is in pleasant decorative order throughout, making it ready to move into while also offering scope for personal touches.

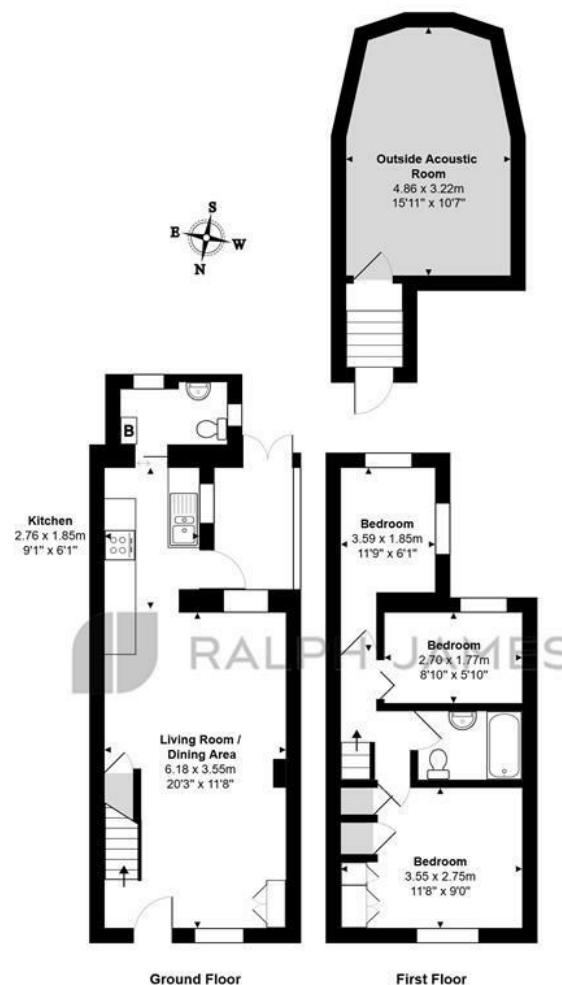
A real standout feature is found at the end of the garden: a purpose-built, fully air-conditioned music studio, constructed in 2018 by renowned architect John Sayers. Designed with sonic isolation in mind, it features a "room within a room" construction to maximise acoustic control. The structure is fully equipped with dedicated power, internet LAN access, and air conditioning, making it a versatile space ideal for musicians, creatives, home working, or even running a small business. Should you wish, the internal room can be removed to create a larger footprint.

Nutfield is a sought-after semi-rural village with a real sense of community. It boasts a popular farm shop, picturesque countryside walks, and a mainline train station providing excellent access into London – ideal for commuters seeking a quieter lifestyle without compromising.



## Need to know

- Three bedroom mid-terrace cottage located in the heart of Nutfield village.
- Offered to the market with no onward chain.
- Owned and well cared for by the same family for the past 12 years.
- Spacious open-plan living and dining area filled with natural light.
- Separate kitchen leading to a utility area and convenient downstairs WC.
- Family bathroom servicing one double and two single bedrooms upstairs.
- Pleasant decorative order throughout with scope to personalise if desired.
- Landscaped rear garden with patio area, perfect for outdoor dining.
- Purpose-built, air-conditioned music studio with internet and power, designed by architect John Sayers.
- Ideally situated close to countryside walks, a farm shop, and Nutfield train station for commuters.



## Interested?

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High Street, Nutfield  
Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup> (excluding outside acoustic room)

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All measurements are approximate and for display purposes only

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