

STONE



*Coopers Hill Road RH1*

£2,600,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



A breathtaking five bedroom house complemented by a separate two bedroom cottage, offering stunning far-reaching southerly vistas. This exquisite property exemplifies the Arts & Craft style, boasting exceptional period details like intricate door and window fixtures, exposed timber beams, and hardwood floors. Upon crossing the threshold, you're greeted by a grand entrance hall that sets the tone for the opulence within. To your left an expansive drawing room beckons, complete with a magnificent brick and timber chimney housing a roaring wood burner, and adorned with bay windows offering sweeping views of the lush surroundings. Tudor timber framing and beams envelop the room, exuding warmth and character.

The heart of the home lies within the vast kitchen breakfast room, where traditional oak meets contemporary convenience. A generous island takes centre stage, surrounded by ample space for dining and entertaining. A brick chimney breast houses a large aga, adding to the rustic charm of the space. Adjacent is a formal dining room bathed in natural light, featuring wooden beams and half-height wall panelling, offering the perfect setting for intimate gatherings. For quieter moments, a separate sitting room provides a cosy retreat.

Ascending the wide staircase, the upper level reveals a sanctuary of comfort and luxury. The principal bedroom boasts triple aspect views, a spacious dressing room, and a private bathroom, ensuring a tranquil haven. Bedroom two delights with its large en-suite bathroom, complete with a standalone shower and indulgent bath, while three additional generously sized bedrooms offer flexibility and space for the entire family.

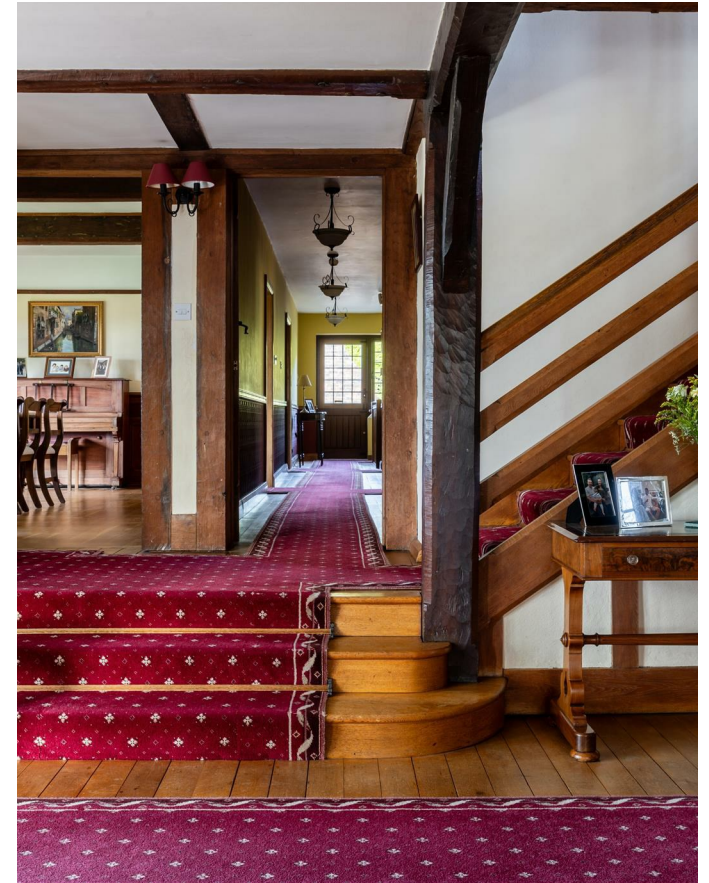


From the moment you approach the property, its arts & crafts allure captivates with Tudor-style black and white half-timber framing juxtaposed against brick chimney breasts, all set beneath a striking facade of white lower and red tile-hung upper exteriors. The entrance is nothing short of spectacular, boasting a grand wooden front door flanked by windows, all ensconced within an enclosed walkway reminiscent of a bygone era.

Beyond, a sprawling garden awaits, beckoning you to bask in the tranquility of nature or entertain guests against the backdrop of its south facing views. As you explore further, you'll discover the allure of outdoor amenities that truly elevate this property. A sparkling outdoor swimming pool glistens in the sunlight, as well as a well-maintained tennis court promises hours of friendly competition and recreation.

Spread across 3.5 acres of grounds, this property offers ample space for leisure and exploration. Additionally, a charming two bedroom detached cottage provides versatile accommodation options, ideal for guests or as a self-contained annexe. With its own distinct character and comfort, it complements the main residence perfectly, adding further appeal to this exceptional estate.





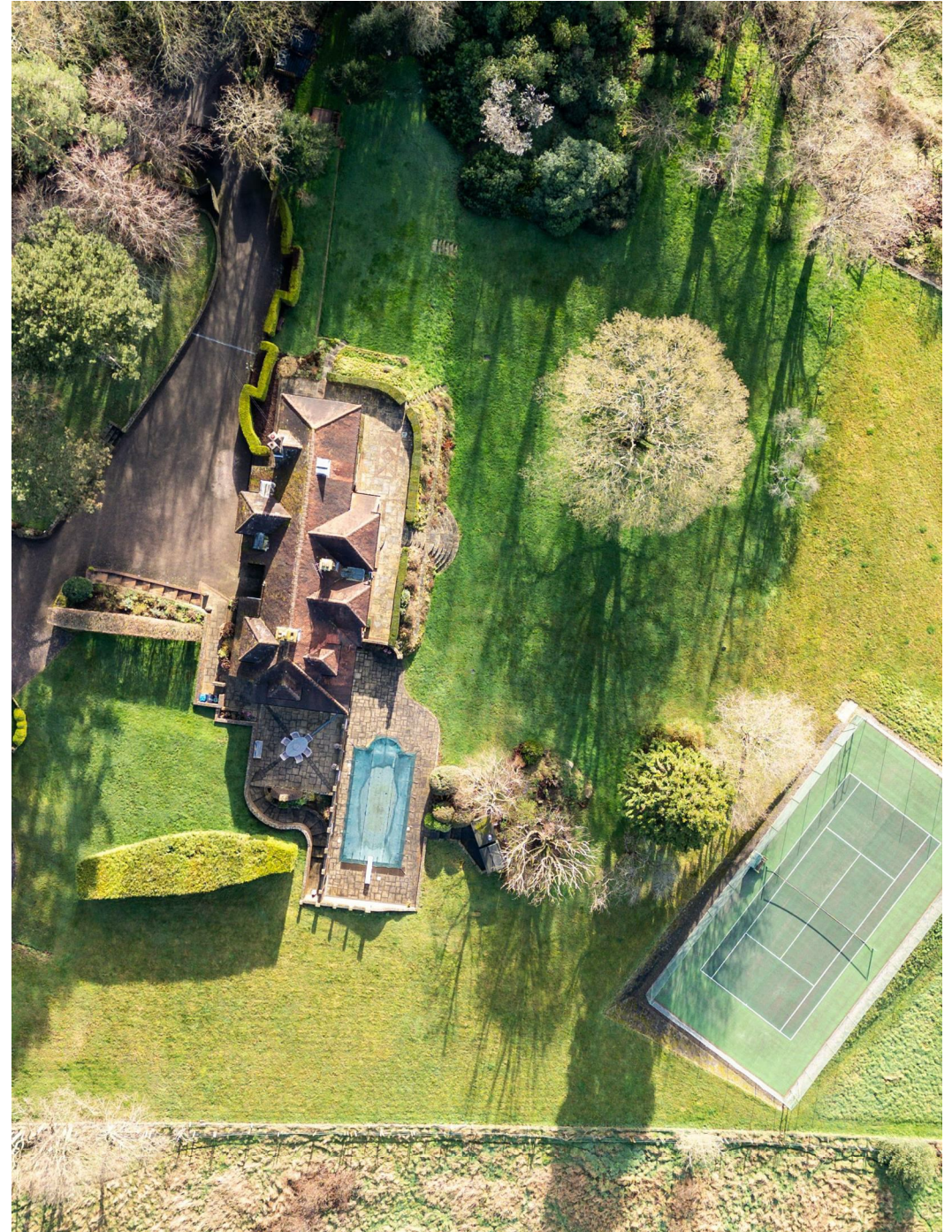


Living in Nutfield offers families a delightful blend of rural tranquility and urban convenience, making it an ideal haven for those seeking a balanced lifestyle.

Nutfield and its neighbouring towns provide ample opportunities for exploration and adventure. Families can enjoy leisurely strolls through picturesque parks and gardens, or embark on outdoor adventures in the nearby countryside. From charming country pubs serving hearty meals to trendy cafes and restaurants offering gourmet fare, there's something to satisfy every craving.

Families with school-aged children will find an array of educational options in and around Nutfield. The Hawthorns School is a thriving independent prep school & nursery along with the popular village primary school. For secondary education, nearby Reigate Grammar School and Caterham School are outstanding schools known for their academic excellence.

The village is served by regular bus services, offering convenient connections to surrounding areas. For commuters, Nutfield benefits from proximity to major road networks, including the M25 and A25, ensuring smooth travel to destinations further afield. Nearby train stations in Redhill and Oxted provide direct services to London and beyond.











**Approx. Gross Internal Floor Area 5038 sq. ft / 468.25 sq. m (Excluding Outbuilding )**  
**Approx. Gross Internal Floor Area 7019 sq. ft / 652.36 sq. m (Including Outbuilding )**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



## The Details

- Substantial gated period estate within Nutfield, Surrey
- Five bedrooms, dressing room and four bathrooms
- Attractive detached two bedroom, two bathroom bungalow
- Beautiful grounds of about 3.5 acres
- Breathtaking South facing views to the South Downs
- Triple garage and additional outbuilding for storage
- Swimming pool @ Tennis court
- Woodlands to the north of the plot

Size  
 Approx 7019.00 sqft

Energy Performance Certificate (EPC)  
 Rating D

Council Tax Band  
 H



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*Let's Talk*

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