

STONE



Smalls Hill Road RH6

£1,100,000

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

————— *The Stone Family*



A slice of modern elegance in the heart of Surrey's countryside. Nestled in the serene enclave of Norwood Hill, just a short drive from the bustling market town of Reigate, Nutley Dean Mews offers a rare blend of modern luxury and rustic charm.

Stepping inside, the expansive open-plan kitchen and living area spans the length of the property, providing a versatile space for both relaxation and entertainment.

Featuring classic shaker-style cabinetry in two tones and a stone worktop, the kitchen combines elegance with functionality. A central island with a breakfast bar creates a natural focal point, ideal for casual meals and social gatherings.

The oversized bifold doors open onto a private patio, perfect for alfresco dining or simply enjoying the tranquil surroundings. Additional double doors lead to a wrap-around garden, ensuring that indoor and outdoor living blend effortlessly.



This barn conversion houses four bedrooms, offering space for family and guests. The master suite features an en-suite shower room, providing a private sanctuary. Two additional large double bedrooms on the ground floor ensure that everyone has their own comfortable retreat.

The first floor offers a flexible space that can serve as a single bedroom or a home office, complete with an en-suite shower room, making it ideal for remote working or accommodating visitors.

The property boasts three uniquely designed bathrooms, each offering a distinct aesthetic. The family bathroom is a true showstopper, with marble-effect Boyden tiles, brushed gold hardware, a standalone bath, and a large walk-in shower, providing a spa-like retreat within your own home.

For added convenience, there is a utility room with direct access to the garage, making everyday tasks a breeze. With multiple parking spaces and a spacious garage, there's ample room for vehicles and storage.







Built in 2022, Nutley Dean Mews comprises 14 bespoke barns, each with its unique character.

No. 4 stands out with its stunning double-storey glazed dormer that bathes the interior in natural light while offering breathtaking views of the green belt.

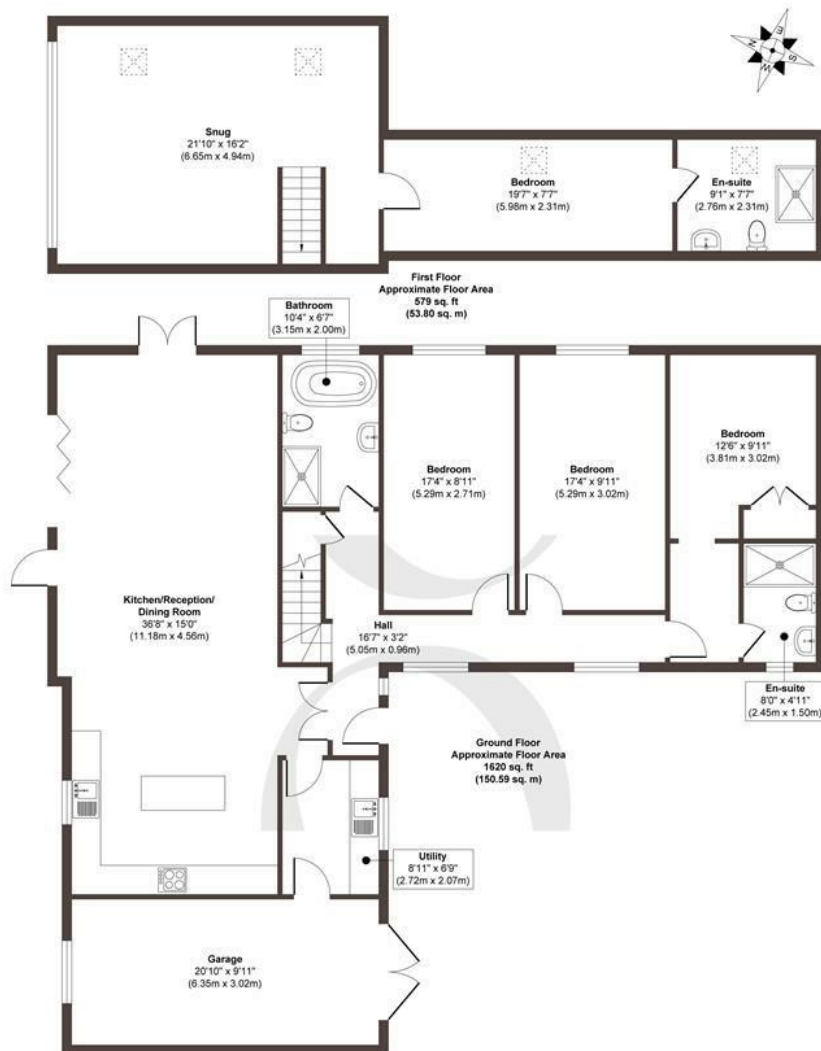
The architectural design seamlessly integrates contemporary features with traditional elements, creating a harmonious living space that caters to the needs of modern family life.

The home's commitment to sustainability is evident with the inclusion of solar panels, reducing its environmental footprint and energy costs. Equipped with underfloor heating and smart heating controls, comfort throughout the year is ensured.









Approx. Gross Internal Floor Area 2199 sq. ft / 204.39 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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The Details

- Unique barn, built in 2022 by Virtue Property Group
- Nutley Dean Mews is an award winning development
- Four bedroom, three bathroom home
- Large open plan living area with modern kitchen
- Snug with glazed dormer overlooking the green belt
- Three beautifully designed luxury bathrooms
- Large wrap around garden with bi-folds onto the patio area
- Utility room with garage access
- Parking for multiple vehicles
- Semi-rural living with a tight-knit community

Size
Approx 2199.00 sqft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
G



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Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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