

STONE



The Avenue RH1

£950,000

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

————— *The Stone Family*



Burnside, in the picturesque village of South Nutfield, is an exceptional property - seamlessly blending traditional country charm with contemporary living. A peaceful rural road, every home here offers its own unique character, and this extended and refurbished house is no exception. From its distinctive landscaped front garden and expansive driveway—complete with automated lighting—this home makes a striking first impression.

A thoughtfully designed porch with ample coat and shoe storage welcomes you into a spacious, light-filled ground floor; A masterpiece of open plan living, unified by pale oak engineered wood flooring and matching tiles, with no thresholds breaking the elegant flow between rooms.

Sliding pocket doors lead into a stylish kitchen, dining, and living area. The kitchen itself is both functional and striking, offering plenty of storage and cleverly zoned cooking areas, perfect for hosting. Large doors open directly onto a raised composite deck, where al fresco dining and seamless indoor-outdoor living can be enjoyed.

At the front of the property, a cosy yet contemporary family room provides a quiet retreat. This space connects to the recently extended wing, which includes a versatile utility room and office area, as well as a guest suite with an adjoining luxurious shower room.



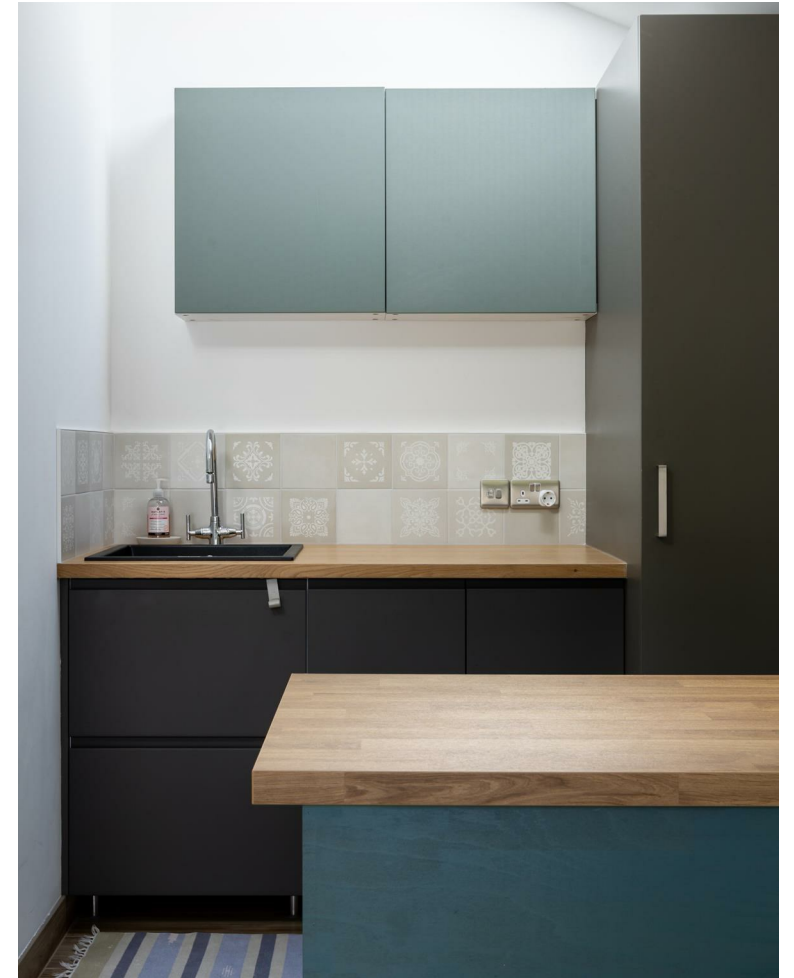
Anthracite aluminium French doors at the front of the house, and cleverly placed sky lights further enhance the flood of natural light. The guest suite, or potential principal bedroom, opens onto the rear decking, offering private access and serene garden views.

Upstairs, three bright and spacious double bedrooms await, each thoughtfully designed to maximise light and comfort. The rear-facing bedrooms feature brand-new anthracite aluminium windows, while the family bathroom has been elegantly redesigned with high-end fixtures, including an Aqualisa electric system, a separate walk-in shower, and a luxurious freestanding bath.

The garden is a tranquil haven, featuring a mix of mature trees and more recent plantings, carefully arranged around a beautifully landscaped lawn. At the far end of the garden, a custom-built flower bed doubles as a practical seating area, catching the last rays of the evening sun. The property is equipped with every modern convenience, from outdoor plugs and hot and cold water taps on the decking to a new shed and treated fencing.

Modern comforts are seamlessly integrated throughout, including underfloor heating with zoned thermostats on the entire ground floor and bathroom, as well as electrical Velux windows. Every aspect of this property, from its cleverly designed layout to its luxurious finishes, has been thoughtfully curated to offer a lifestyle that is both elegant and effortless.





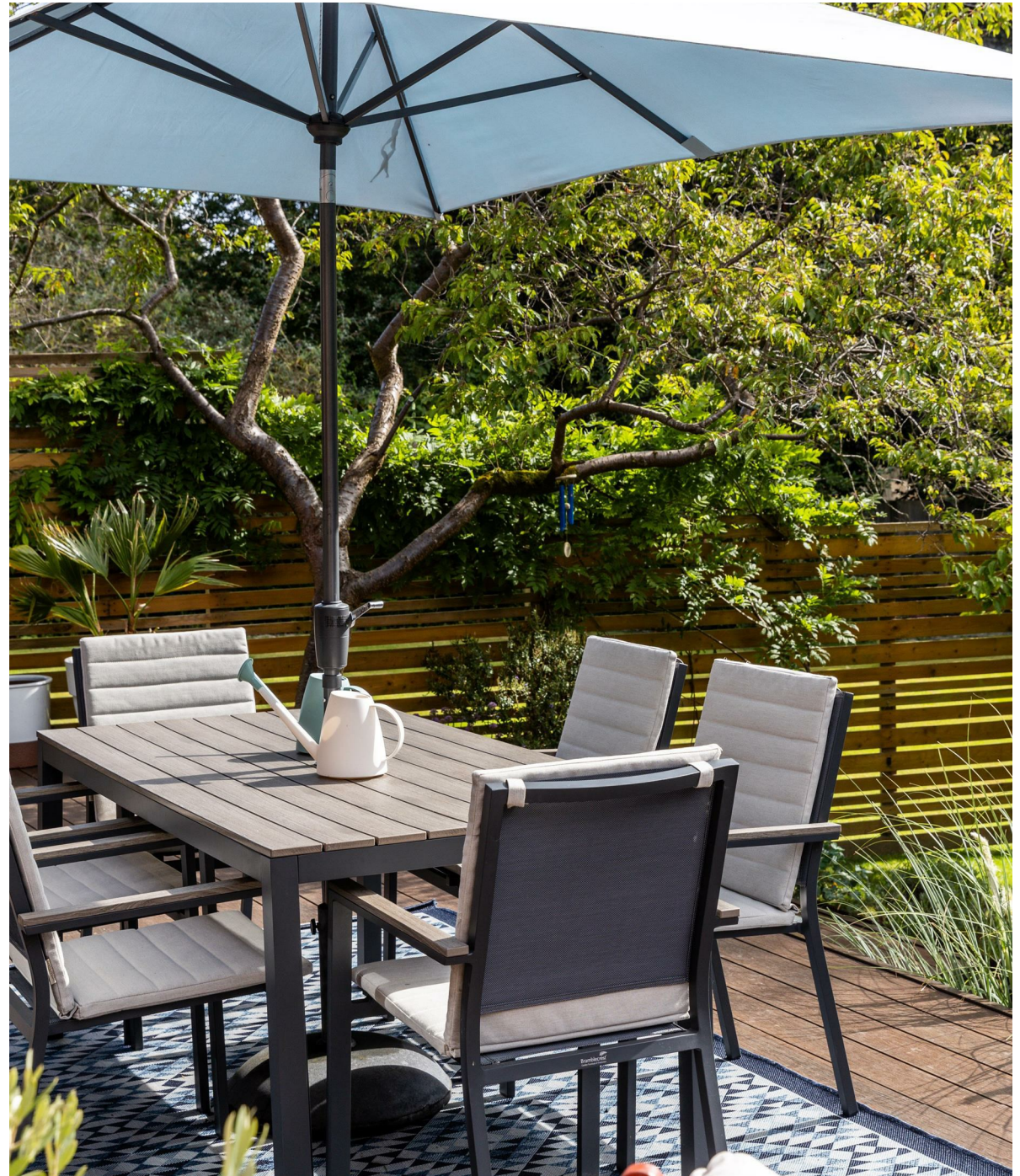


Life in South Nutfield offers a charming blend of village warmth, rural beauty, and convenient access to modern amenities. The village's picturesque streets and welcoming community make it an ideal place for families, professionals, and retirees alike, all seeking the tranquility of country life with a touch of modern convenience.

Nutfield Church Primary School is just around the corner, a well-regarded local primary that offers a nurturing environment and strong academic performance.

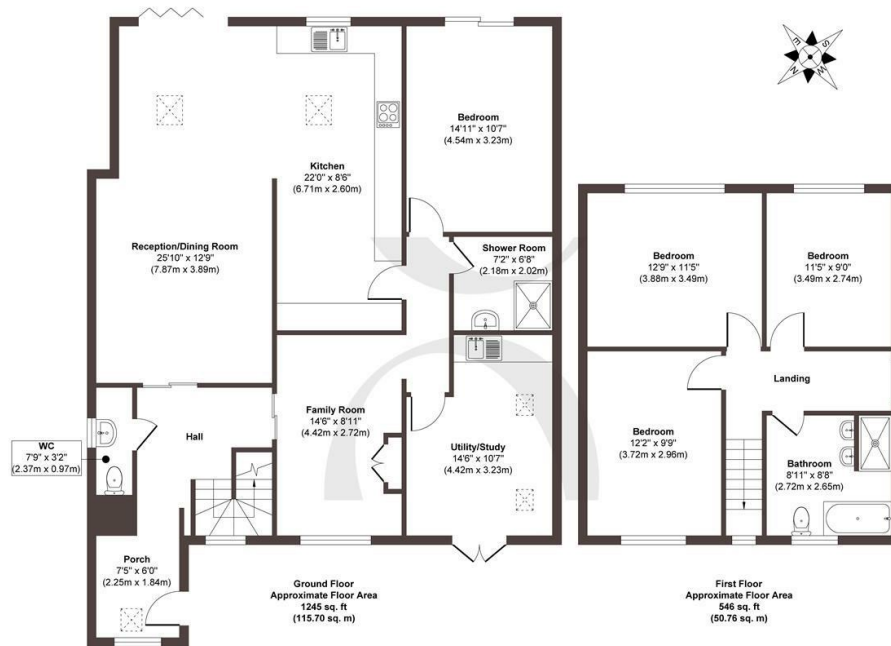
One of South Nutfield's beloved spots is Holborn's, a delightful flower and coffee shop that serves as a local favourite. And just a short distance from the village, Priory Farm is a local gem, offering a farm shop, garden centre, and seasonal events. Throughout the year, there are family-friendly events like pumpkin picking in the autumn and festive activities at Christmas.

Despite its rural feel, South Nutfield is superbly connected. Nutfield train station is a short walk away, providing direct services to London Bridge and London Victoria in around 40 minutes. The nearby towns of Redhill and Reigate are within 10 minutes, offering further transport options, shopping, and amenities. For those traveling by car, the M23 and M25 motorways are within easy reach.









Approx. Gross Internal Floor Area 1791 sq. ft / 166.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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The Details

- Contemporary living in the heart of South Nutfield, thoughtfully designed to maximise natural light
- Open plan kitchen and living areas, enhanced by threshold-free design
- Cosy family room, utility with office and downstairs W/C
- Ground floor double bedroom with garden access
- Beautiful, luxurious bathroom designs with seamless walk-in showers
- Three first floor double bedrooms, reconfigured to create practical spaces
- Private garden, with modern composite decking and verdant landscaping
- Driveway for multiple cars, newly built in 2023, with automated lighting and beautiful landscaping

Size
Approx 1791.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
F



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