



*Kings Cross Lane RH1*

£750,000

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

————— *The Stone Family*



Hemingford on Kings Cross Lane offers a tranquil rural lifestyle while remaining conveniently close to nearby amenities. Residing within South Nutfield, this detached bungalow blends modern living with countryside charm.

The large, open plan kitchen and reception room, featuring a sleek monochrome design, is bathed in natural light, creating a bright and airy space that feels both welcoming and sociable. The dining area naturally divides the kitchen from the living space, which boasts a working log burner and expansive views through large doors that open onto the garden.

The property's outdoor space is a true highlight—lush and expansive, with verdant greenery and panoramic rural views. It's the perfect setting for family gatherings, gardening, or simply enjoying the peace and quiet of nature.

Despite the secluded feel, Hemingford is just a short drive from Redhill, offering the best of both worlds: the calm of countryside living paired with the convenience of nearby shops, schools, and transport links. This home is ideal for those looking to enjoy the rural lifestyle without sacrificing modern comforts and connectivity.

The property boasts a well-maintained greenhouse and a garden room, offering flexible spaces for gardening enthusiasts or those seeking a peaceful retreat. The mature vegetable patch allows you to cultivate your own produce, further enhancing the property's connection to nature and sustainable living. The garden also comes with a unique feature—a charming cricket pavilion at the back of the garden, is currently used as a workshop.









### The location

Residents of Kings Cross Lane enjoy the peaceful ambiance of a quaint village setting. The surrounding countryside boasts scenic landscapes, charming walking trails, and lush greenery, perfect for leisurely strolls.

South Nutfield itself is a welcoming village with a close-knit community. The village offers essentials like a local shop, a cosy pub, and a primary school, Nutfield Church Primary, known for its strong reputation.

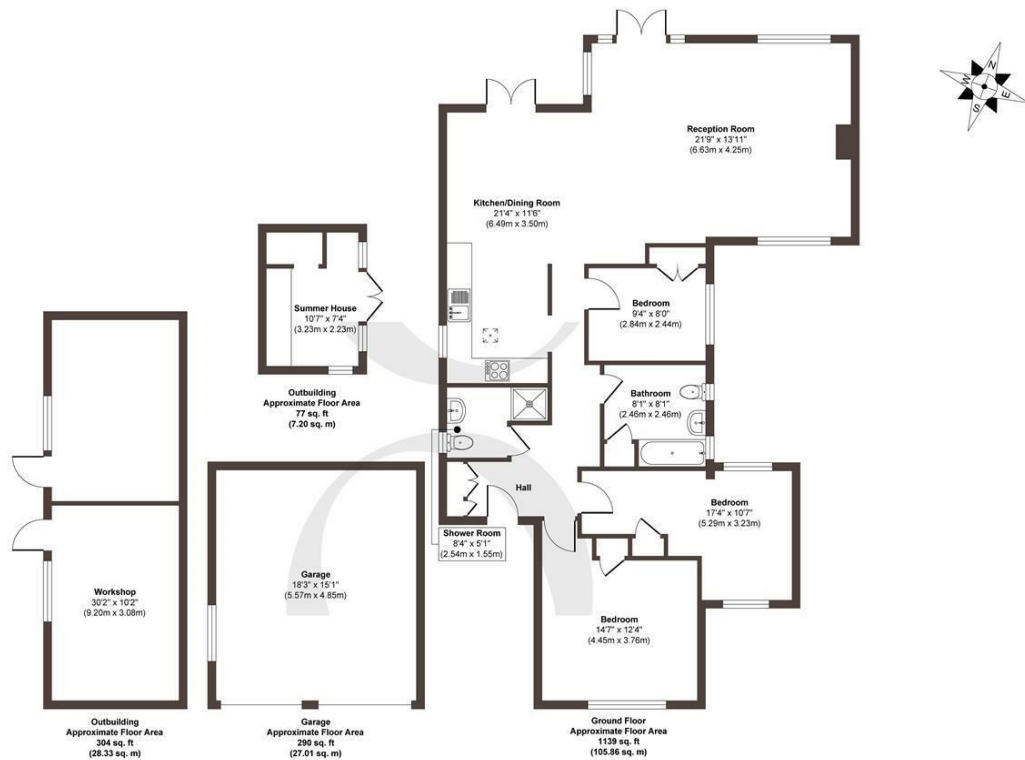
Just a short drive from Kings Cross Lane, Redhill provides an array of conveniences, from shopping and dining to excellent transport links, including the mainline train station with direct services to London. The bustling town is perfect for both daily essentials and leisure activities, offering parks, a theatre, and a range of restaurants.











**Approx. Gross Internal Floor Area 1810 sq. ft / 168.40 sq. m**

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

Produced by Elements Property

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## The Details

- Charming detached bungalow
- Semi-rural location, combining countryside charm with modern convenience
- Three spacious double bedrooms and two bathrooms
- Open plan reception creating a sociable home
- Fitted kitchen and dining area with doors onto the garden
- Large reception space with working log burner
- Expansive verdant garden, with outbuildings and a greenhouse
- Large gated driveway and double garage
- Potential to expand and extend (stp)

Size  
Approx 1810.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
E



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