

STONE



Kings Mill Lane RH1

£1,075,000

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

The Stone Family



Nestled in the picturesque setting of Mill Brook Mews, The Courtyard offers the perfect blend of countryside charm and modern sophistication. Built in 2024 by the esteemed Earlswood Homes, this stunning detached barn-style home combines contemporary living with a tranquil, semi-rural lifestyle.

From the moment you arrive, the beautifully landscaped front garden and inviting cottage-style painted front door, complete with traditional black handles and ironmongery, set the tone for the elegance within. Step inside to discover a thoughtfully designed home that impresses at every turn.

A cosy front reception room is bathed in natural light from expansive black-framed windows. The engineered wooden flooring adds warmth underfoot, while matt black switches and sockets enhance the modern aesthetic.

Designed for sociable living, the open-plan kitchen/family room serves as the heart of the house. It features a striking central island, beautifully finished with quartz worktops and illuminated by discreet LED downlighters. The kitchen is fitted with integrated Bosch appliances, including a single oven, combi microwave, induction hob, and fridge-freezer, alongside a luxurious black Quooker hot water tap.

This space flows seamlessly into the landscaped wraparound garden through elegant bifold doors, where a generous patio invites al fresco dining and relaxation.



Upstairs, four generously proportioned double bedrooms offer tranquil retreats, with vaulted ceilings enhancing the sense of space. High-quality carpets add a homely feel, while bespoke fitted wardrobes ensure everything has its place. Each bedroom is thoughtfully equipped with multimedia TV points, blending style with practicality for modern living.

Adding further versatility is a dedicated study, ideal for working from home or as a quiet space for productivity.

The bathrooms are a haven of understated luxury, featuring premium fittings, sleek vanity units, and a selection of stone and porcelain tiles. Heated towel rails and pre-mounted mirrors complete the refined look, making these spaces as functional as they are beautiful.

Beyond its charm and style, The Courtyard is built with the future in mind. An air source heat pump provides efficient heating and hot water, keeping energy bills lower while being kinder to the environment.

The property is also equipped with an electric vehicle charging point, alongside modern conveniences such as mains smoke detectors and multi-locking doors, ensuring peace of mind for years to come.







Surrounded by rolling green fields and picturesque countryside, this exclusive gated development of just seven beautifully designed new homes, providing a sense of privacy and community in equal measure.

The village of South Nutfield exudes charm, with its friendly atmosphere and quintessential countryside feel. It boasts a well-regarded primary school, perfect for young families, as well as a village shop and post office for everyday essentials.

For those who enjoy an active lifestyle, Priory Farm is just a short distance away, offering everything from a farm shop brimming with local produce to family-friendly nature trails and seasonal events that capture the spirit of the Surrey countryside.

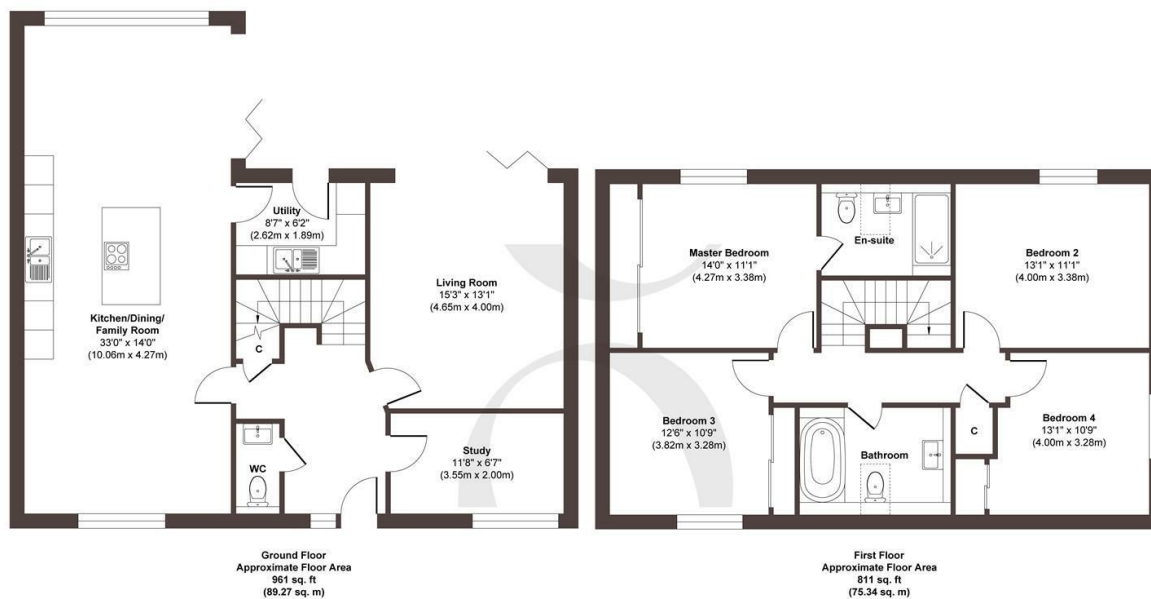
Despite its peaceful rural location, Kings Mill Lane benefits from excellent transport connections. Nutfield Station, a short distance from the development, provides regular train services to London Bridge and London Victoria.

Nearby Redhill, just a few miles away, offers further train services, a bustling town centre with shops and restaurants, and larger supermarkets for convenience.









Approx. Gross Internal Floor Area 1772 sq. ft / 164.61 sq. m

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

Produced by Elements Property

STONE

The Details

- Mill Brook Mews is a brand new development in 2024, built by Earlswood Homes
- The Courtyard is a four double bedroom detached family home
- Open plan contemporary kitchen with bifold doors onto the landscaped garden and separate cosy reception
- Cosy reception with bifold doors opening onto the private garden, and a dedicated study
- Fully completed development, move-in ready for immediate occupancy
- Beautifully designed luxury bathroom, en-suite and downstairs WC
- Underfloor heating throughout the ground floor
- Gated development, with parking and EV charging
- 2 year aftercare service and 10 year insurance backed warranty

Size
Approx 1772.00 sq ft

Energy Performance Certificate (EPC)
Rating

Council Tax Band
New Build



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved