

STONE

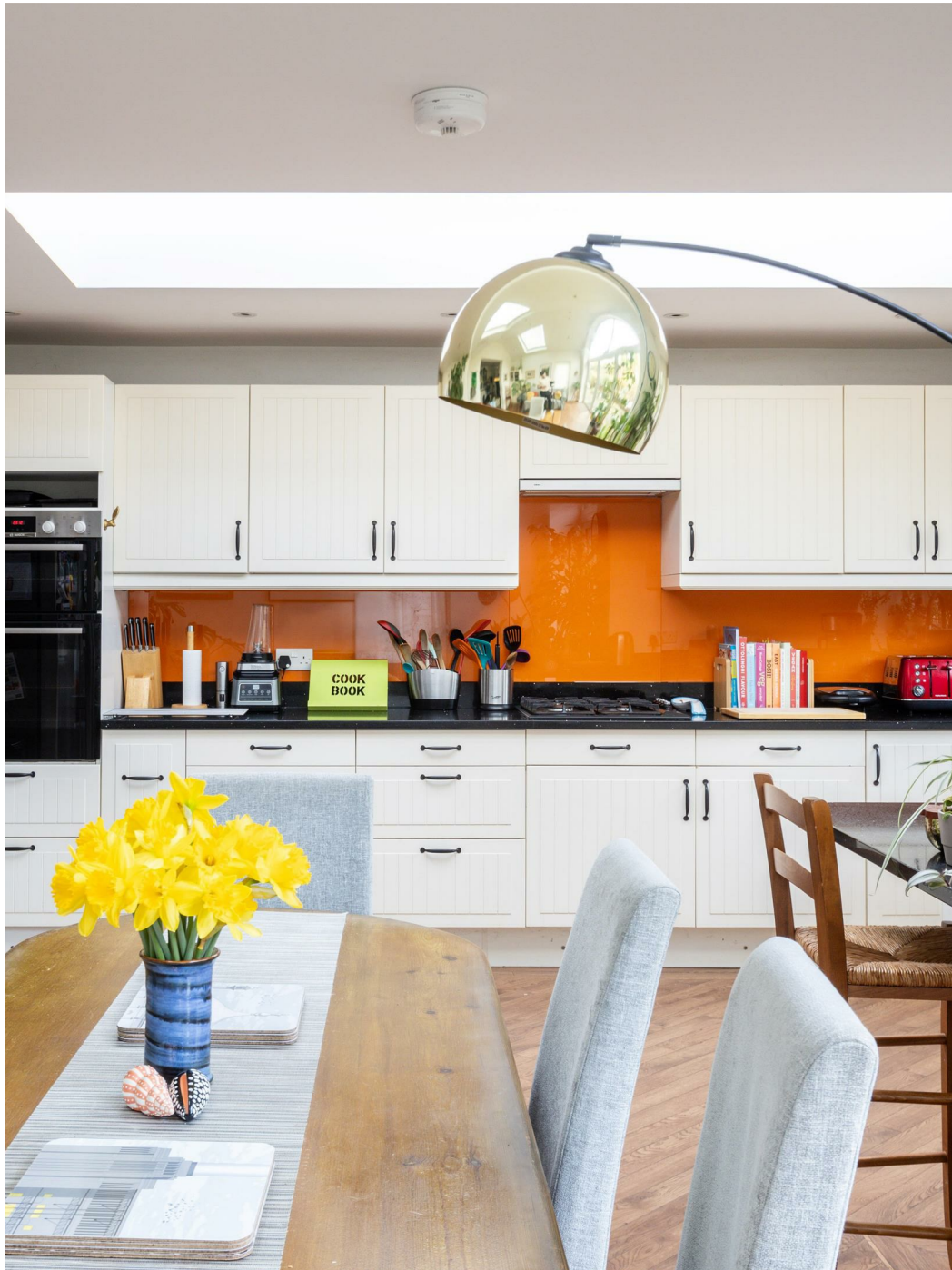


The Avenue RH1

£1,425,000

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

The Stone Family



On one of South Nutfield's most desirable roads, The Avenue, this exquisite Victorian residence offers an exceptional blend of grandeur and warmth. Built in the 1880s during the village's expansion alongside the railway line, this distinguished home is one of five original houses constructed with bricks fired for the nearby railway bridges. Today, the house stands as a beautiful example of classic English architecture, seamlessly blending mock Tudor design with timeless brick and tile-hung charm.

The property's exterior has been lovingly restored to retain its historical integrity, while the impressive original front door remains a striking feature. This is a home that exudes sophistication, with soaring ceilings and tall, thoughtfully replaced windows that dramatically improve insulation without compromising period charm.

Stepping inside, a welcoming porch with a secondary door provides additional warmth during the winter months. An impressive stairwell winds elegantly to the upper floors, immediately setting the tone for the scale and grandeur found throughout.

The front reception room is a magnificent space, showcasing original panelling, ornate cornicing, and beautifully high skirting boards, reminiscent of Victorian opulence. A period fireplace has been tastefully updated to house a working log burner, creating a cosy yet stately atmosphere.

To the rear, what was once the Morning Room is now a second reception with a finely carved stone fireplace flanked by elegant arched alcoves. A unique picture rail, originally designed to display decorative plates adds a touch of character, while double doors invite natural light in and open out onto the patio, offering picturesque views over the garden.



A character swing door, once used by butlers, leads to the snug and expansive kitchen, where the home's history is beautifully preserved. The kitchen range originally occupied the space now warmed by a wood burner, and the original Welsh dresser remains a centrepiece. The kitchen itself has been thoughtfully extended to create an open plan living space, ideal for modern family life. A dining area sits before expansive bifold doors that open onto the garden, flooding the room with natural light from a large skylight above. Adjacent, a practical utility room provides outdoor access and a convenient downstairs shower room.

The sweeping staircase leads to the first floor, where the principal bedroom is a truly impressive suite, overlooking the tree-lined Avenue. Built-in wardrobes line one wall, and a spacious en suite completes this private retreat. Three further double bedrooms occupy this level, each rich in character and charm, alongside a large linen cupboard and a luxurious family bathroom. Designed with indulgence in mind, the bathroom features a lowered, freestanding bath, a separate shower, and his-and-hers sinks.

The top floor, originally designated for household staff, tells the story of a bygone era, with three former servant quarters now transformed into versatile modern spaces. One generous bedroom is accompanied by a spacious bathroom, offering the potential to create an elegant master suite. Another double bedroom enjoys garden views, while the third, extended into the eaves, forms a dynamic space currently used as an office.

Beyond the home's captivating interiors, the garden is a haven of tranquillity and colour. Thoughtfully planted by the current owners, the outdoor space unfolds into an expansive lawn, with vibrant roses in every hue blooming in the spring. On warm days, sunlight bathes the garden, creating an idyllic setting for outdoor living.







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.

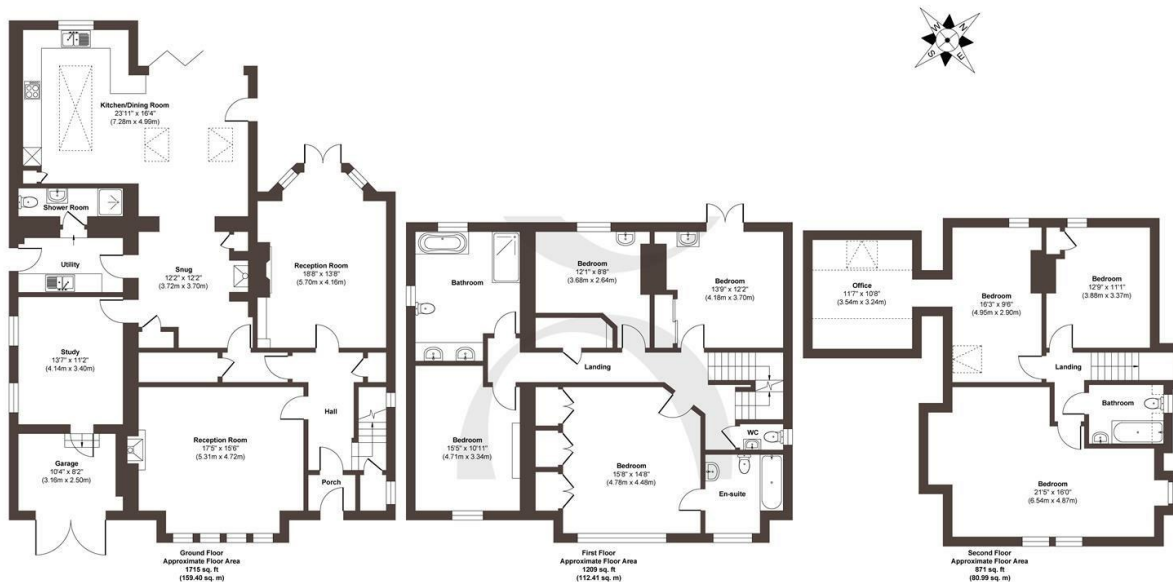
One of South Nutfield's beloved spots is Holborn's, a delightful flower and coffee shop that serves as a local favourite. And just a short distance from the village, Priory Farm is a local gem, offering a farm shop, garden centre, and seasonal events. Throughout the year, there are family-friendly events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

Despite its rural feel, South Nutfield is superbly connected. Nutfield train station sits at the end of the road, providing regular services to London Bridge and London Victoria via Redhill 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 3795 sq. ft / 352.80 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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The Details

- An impeccable example of Victorian architecture, one of the original homes in The Avenue
- Sympathetically restored and modernised by the current owners
- A beautiful tranquil garden, with vibrant flowers and an expansive lawn
- Original character features remain throughout
- Extended at the rear to create a modern open plan kitchen and living space
- Seven bedrooms offers flexible living for large families, or those preferring work from home retreats
- Dedicated study, shower room and utility with outdoor access
- A spacious driveway ensures ample parking, while a garage provides additional storage

Size
 Approx 3797.00 sqft

Energy Performance Certificate (EPC)
 Rating D

Council Tax Band
 G



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