

STONE



*Nutfield Marsh Road RH1*

£500,000



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

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*The Stone Family*



Peytons Cottages on Nutfield Marsh Road are a charming row of period homes set in a picturesque semi-rural location. Surrounded by open countryside and close to the scenic Mercers Lake, this spacious three bedroom property offers an exceptional opportunity for those looking to create a home of their own.

The property has been structurally updated, ensuring a solid foundation for modernisation. Entering through the front door, you are welcomed into an expansive reception room featuring an exposed brick fireplace with a working log burner, adding warmth and character to the space. A second, smaller reception room offers flexibility, making an ideal snug, dedicated office, or intimate dining nook.

At the rear, the kitchen breakfast room is bathed in natural light, providing a bright and inviting space. The traditional-style kitchen overlooks the garden and has ample room for a breakfast area, perfect for morning coffee while enjoying views of the outdoor space.

Upstairs, the accommodation comprises three generously sized double bedrooms and a spacious family bathroom, offering comfortable living for families or those in need of additional space.

The property benefits from a large, verdant front garden, enhancing the home's charming curb appeal. The rear garden is also a great size. A significant highlight is the double garage, constructed in 2018, which offers excellent storage or workshop potential. Additionally, the home benefits from rear parking on a private driveway, ensuring convenience and accessibility.



















Peytons Cottages enjoy an enviable location near Mercers Lake, a beautiful spot offering picturesque walks, water sports, and a brand-new café for lakeside refreshments. The surrounding area is a haven for nature lovers, with open countryside and scenic trails perfect for outdoor enthusiasts. Despite the peaceful setting, the property remains well-connected to essential amenities and transport links.

The nearby town of Merstham provides excellent convenience, with its range of shops, cafes, and direct train links to London. The charming village of Nutfield, along with South Nutfield and Bletchingley, offers a quintessential countryside lifestyle, with independent shops, cosy pubs, and community events that add to the area's appeal.

For those seeking recreational activities Priory Farm is a short drive away. The region is also well-served by highly regarded schools, making it an ideal location for families looking for a balance of countryside charm and accessibility to quality education.



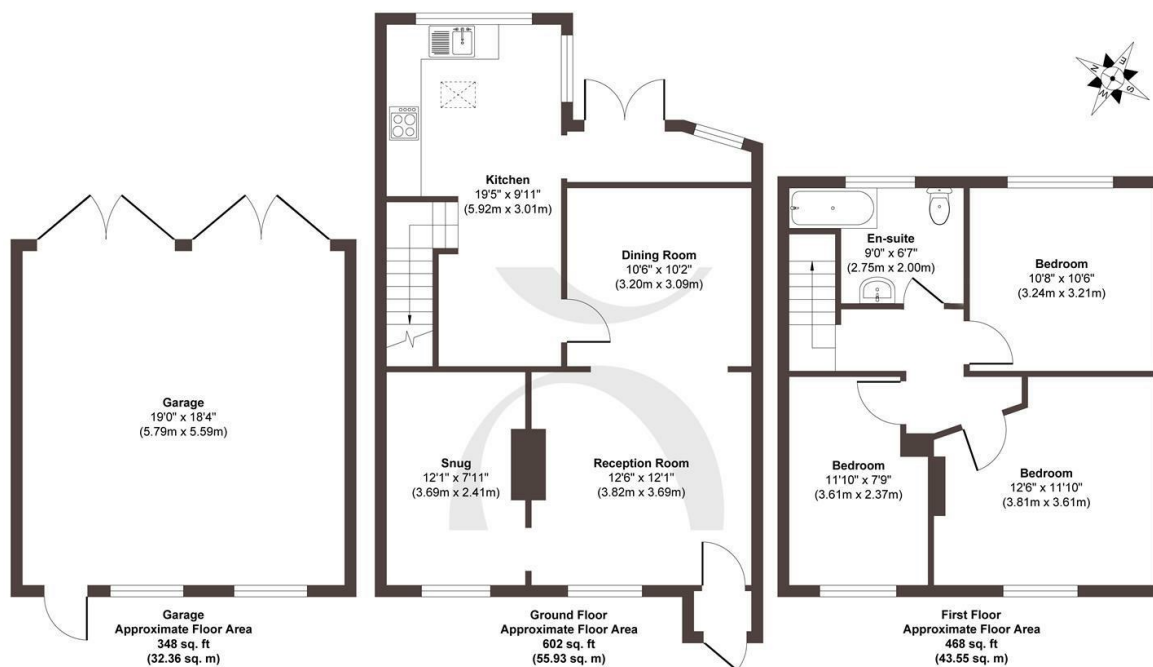












Approx. Gross Internal Floor Area 1418 sq. ft / 131.84 sq. m (Including Garage)

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

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## The Details

- Charming cottages found in a semi-rural location
- No. 12 offers a solid foundation for modernisation
- Potential to create a beautiful home
- Three double bedrooms served by a spacious bathroom
- Charming character including fireplaces, beams and a stained glass window
- Additional snug offers a flexible space
- Expansive front and rear gardens, with a modern double garage and rear driveway
- Nearby Merstham offers exceptional transport links

Size  
Approx 1192.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
E





# STONE

## Let's *Talk*

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