

STONE



Coopers Hill Road RH1

£1,375,000

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

The Stone Family



This Grade II listed chocolate-box cottage invites you to become its next custodian. With records dating back to 1465, though possibly even older, this medieval masterpiece exudes history and charm at every turn.

From the moment you approach, this storybook home enchants with its traditional white render and tile-hung exterior, framed by a picket fence and a verdant front garden. At its centre, a magnificent magnolia tree stands in bloom, adding to the fairytale appeal.

Inside, original features abound, creating a home that is steeped in history yet lovingly maintained for modern living. The spacious kitchen is the heart of the home, where a retained medieval bread oven forms a stunning curved chimney breast, surrendered by a modern Stoneham's kitchen design with granite worktops.

The adjoining large central reception room, where a magnificent working inglenook fireplace houses the opening to the original bread oven, is a truly atmospheric space, while the dining room boasts a second inglenook fireplace, perfect for hosting by candlelight. A further family room leads to a practical utility area, an essential addition for country living with muddy boots and wagging tails.



A later addition, the orangery-style conservatory, bathes in natural light and offers idyllic views of the expansive gardens, a tranquil spot to enjoy the changing seasons. Outside, the expansive garden wraps around the home, revealing rolling lawns, colourful planting and a beautiful orchard. A garden room houses a hot tub, adding a little luxury.

The six-bedroom layout is as unique as the home itself. The principal suite features a vaulted ceiling, exposed beams, and a dressing room with built-in wardrobes, leading to a large en-suite bathroom with a separate bath and shower, and under-floor heating. Another generous double bedroom is bathed in natural light with an en-suite shower room, while a third stairwell ascends to a whimsical loft room, with eaved ceilings and hidden storage. Three further bedrooms share a family shower room, one of which is currently a dedicated study - ideal for home working.

A large pebbled driveway provides ample parking, while a versatile outbuilding offers endless possibilities, featuring a central barn, a converted stable-turned-studio, and a workshop. This storied home stands as a rare and beautiful chapter in Nutfield's architectural history - waiting for its next chapter to be written.







Living in Nutfield offers families a delightful blend of rural tranquility and urban convenience, making it an ideal haven for those seeking a balanced lifestyle.

Nutfield and its neighbouring towns provide ample opportunities for exploration and adventure. Families can enjoy leisurely strolls through picturesque parks and gardens, or embark on outdoor adventures in the nearby countryside. From charming country pubs serving hearty meals to trendy cafes and restaurants offering gourmet fare, there's something to satisfy every craving.

Families with school-aged children will find an array of educational options in and around Nutfield. The Hawthorns School is a thriving independent prep school & nursery along with the popular village primary school. For secondary education, nearby Reigate Grammar School and Caterham School are outstanding schools known for their academic excellence.

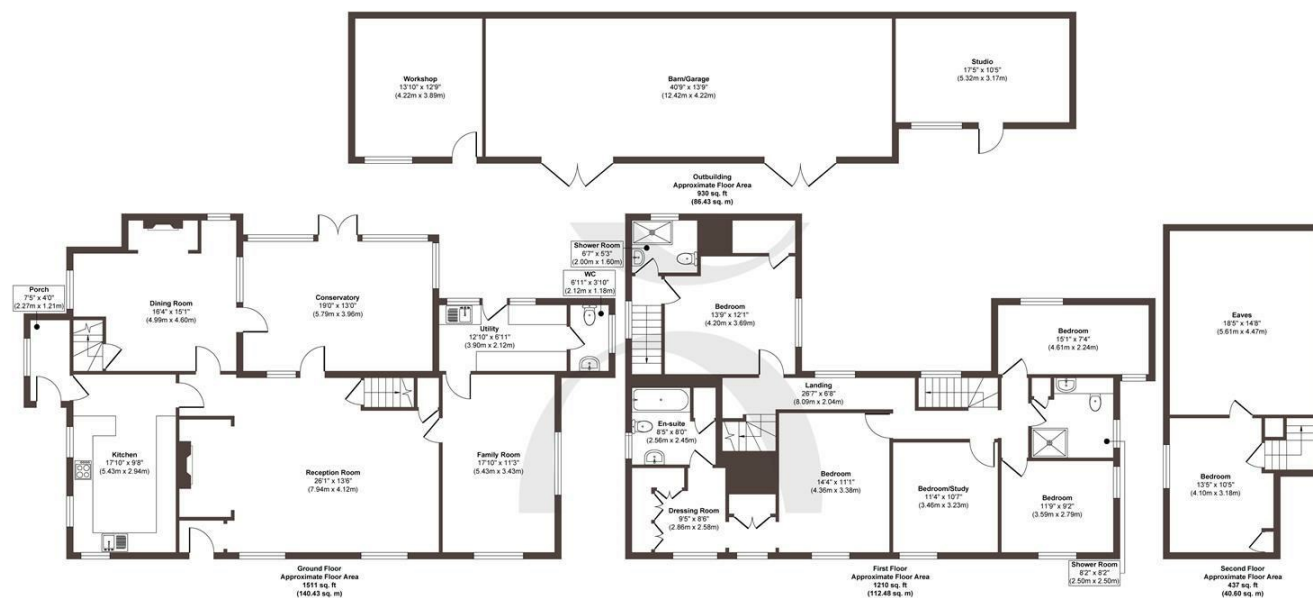
The village is served by regular bus services, offering convenient connections to surrounding areas. For commuters, Nutfield benefits from proximity to major road networks, including the M25 and A25, ensuring smooth travel to destinations further afield. Nearby train stations in Redhill and Oxted provide direct services to London and beyond.

Nutfield









Approx. Gross Internal Floor Area 4088 sq. ft / 379.94 sq. m (Including Outbuilding)

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

Produced by Elements Property

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The Details

- A unique opportunity to become the next custodian of this historic Grade II listed home in Nutfield
- Porters has a picturesque approach, with a verdant front garden, picket fence and large magnolia tree
- Original character retained, with inglenook fireplaces, exposed beams and wooden stairwells
- A modern Stonems kitchen and breakfast room
- Six bedroom and three bathroom versatile accommodation
- Principal bedroom with en-suite bathroom and dressing room
- Large wrap around garden, with greenhouses and outbuildings
- A beautiful semi-rural setting, with countryside views

Size
Approx 4088.00 sq ft

Energy Performance Certificate (EPC)
Historic home, exempt

Council Tax Band
H



STONE

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