

STONE



*The Avenue RH1*

£1,250,000



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

---

*The Stone Family*



Less than ten years old, this exceptional detached home has been thoughtfully designed to complement the architectural charm of the road, with its striking red brick façade and tile-hung detailing ensuring it sits seamlessly within its surroundings.

Beyond the hedged borders, a generous private driveway welcomes you, setting the tone for the space and tranquillity that lie within. The expansive ground floor is a showcase of light, character, and modern family living.

The principal reception room is a sophisticated retreat, featuring a deep bay window that floods the space with natural light and a characterful fireplace that invites cosy evenings. A second reception room, currently used as a dining room, boasts its own bay window, adding to the home's versatility and charm.

The heart of the house is undoubtedly the open-plan kitchen and living area, designed with both aesthetics and practicality in mind. Neutral shaker-style cabinetry, white worktops, and chrome hardware create a timelessly elegant kitchen, while a breakfast bar subtly zones the space. Wrapping around the corner, a relaxed living area adds a sociable space.





The dining corner opens seamlessly to the outdoors, where bifold doors open onto a raised patio—an idyllic spot for morning coffee or summer entertaining. The spacious garden beyond is enveloped by mature trees, providing a private oasis of greenery. A well-appointed utility room and a stylish downstairs WC complete the ground floor.

Accommodation is arranged over two upper levels, offering five beautifully proportioned bedrooms and four bathrooms. Three of the double bedrooms enjoy their own en-suite, each with unique features that enhance their appeal.

The loft suite, the largest of all, is bathed in natural light, creating a peaceful retreat. Another bedroom boasts a deep bay window, while a third enjoys the charm of a Juliet balcony, framing delightful garden views. All bathrooms are elegantly finished in neutral tones, with sleek white sanitaryware and stone tiling adding a refined touch.













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 is a short walk away, where connecting services take you to London Bridge and London Victoria 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.



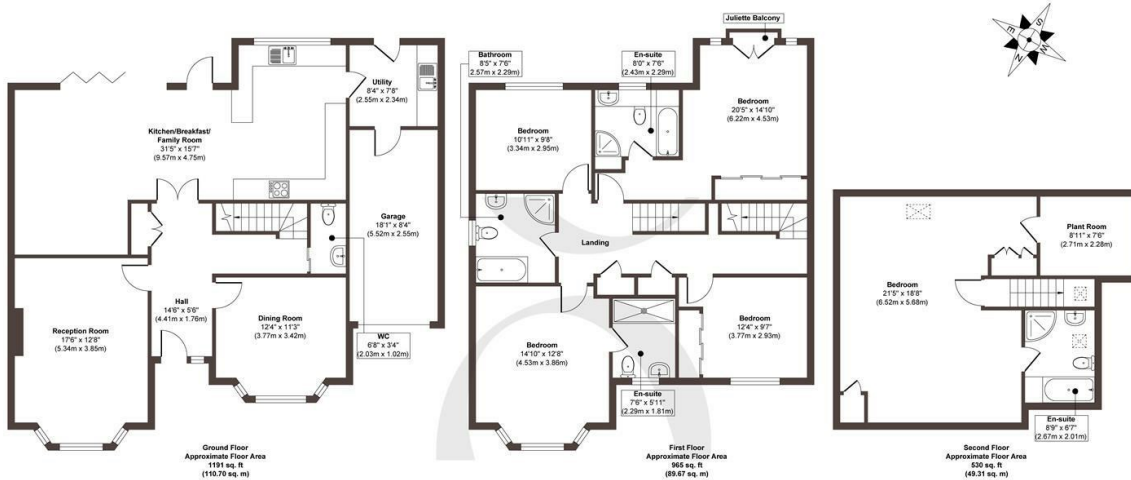












**Approx. Gross Internal Floor Area 2686 sq. ft / 249.68 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

STONE

## The Details

- A detached modern house, built in 2014
- Spacious family home filled with natural light
- Generous proportions, with two large receptions
- Open plan modern kitchen, with beautiful design
- Bifold doors open onto a patio and beautiful, verdant garden
- Four contemporary bathrooms serve five well-proportioned double bedrooms
- A private driveway and a large garage

Size  
 Approx 2686.00 sq ft

Energy Performance Certificate (EPC)  
 Rating B

Council Tax Band  
 G





# STONE

## Let's *Talk*

01737 301 557

[hello@stoneestateagents.co.uk](mailto:hello@stoneestateagents.co.uk)

[stoneestateagents.co.uk](https://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