



Smalls Hill Road,
Price Range £900,000 - £950,000





“

Nutley Dean is an exclusive development of 14 luxury barns built in 2022. Located in the beautiful area of Norwood Hill, these impeccably crafted homes complement their natural setting. With picturesque surroundings and plenty of green space, there will always be a new route to explore. This property is a rare find in a delightful location, perfect for those seeking a modern lifestyle in a charming rural setting.

”



Price Range £900,000 - £950,000. This semi-detached house offers a perfect blend of rural charm and modern convenience. With the picturesque town of Reigate just a short drive away, residents can enjoy the peace of the countryside while still having easy access to Reigate which is bursting with boutique shops, quaint cafes, restaurants and vibrant bars.

As you enter this property the vaulted hallway leads to a spacious open-plan kitchen, dining, and lounge area that serves as the heart of the home. The kitchen is fully integrated, providing a seamless experience for cooking and entertaining. Adjacent to this area, you will find a separate family room, and a study that offers a quiet space for work or study. There is a good sized garage with a built in utility area to the rear to keep the washing out of the main house.

The first floor features two double bedrooms, alongside a smaller bedroom that is perfect for children or could easily serve as a stylish dressing room, complete with a chic en suite shower room. The highlight of the first floor is undoubtedly the fantastic main bathroom, designed with modern fixtures and a touch of luxury. On the second floor, you will discover a versatile loft room that can be utilised as an additional bedroom, a snug room for the family, or ample storage space, catering to your family's needs.

Outside, the property is complemented by an attractive garden, ideal for outdoor activities and relaxation. With parking available for two vehicles and the reassurance of the remaining NHBC certificate, this home is not only beautifully presented but also offers peace of mind.



Need to know

- Luxurious modern home in a peaceful cul de sac location
- Versatile accommodation
- Fully integrated kitchen with central island, modern appliances and bifold doors to garden
- Underfloor heating on the ground floor and smart heating controls
- Timber windows
- Integral garage with utility area
- Idyllic countryside location
- Remainder of the NHBC certificate
- Close to Reigate, rural yet convenient
- No onward chain



Interested?

reigate@ralphjames.co.uk
01737 333677

ralphjames.co.uk

Nutley Dean Farm, Small Hill Road, Norwood Hill, Horley

Total Area: 190.1 m² ... 2046 ft²

FOR ILLUSTRATIVE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

 RALPH JAMES