



The Avenue RH1

Offers over £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*



Set along one of South Nutfield's most admired roads, this red brick and tile-hung house sits comfortably within its surroundings, framed by established greenery that softens its handsome façade. Steps rise to a traditional front door beneath an impressive oak dormer porch — a fitting introduction to a home that balances heritage with a contemporary way of living.

Inside, the tone shifts. The entrance hall is welcoming and considered, finished in an earthy palette that subtly changes with the light — at times green, at others warmer, grounding the space. A character staircase rises ahead, while the eye is instinctively drawn through to the rear, where the house opens up entirely.

Here, the rhythm of daily life unfolds. The kitchen forms the centrepiece: carefully designed with two-tone cabinetry and layered lighting that shifts from functional to atmospheric as the day evolves. There's a sense of thought behind every detail: a Quooker tap for ease, a concealed coffee station for slower mornings, and a hidden cocktail cabinet ready for evenings that stretch out into the garden.

Functionality is equally well considered, with three integrated fridge freezers, two dishwashers, an integrated microwave and a Rangemaster double oven with induction hob and oversized extractor, a setup that supports both everyday living and larger gatherings without compromise. An archway leads to a utility room that feels anything but secondary, while practical elements are neatly resolved with direct garden access and a separate, well-positioned study.

The open plan space is subtly zoned. Bespoke shelving frames a media wall, creating a relaxed living area, while the dining space sits against a panelled feature wall with integrated media. Bifold doors open onto the garden, extending the living space outward.



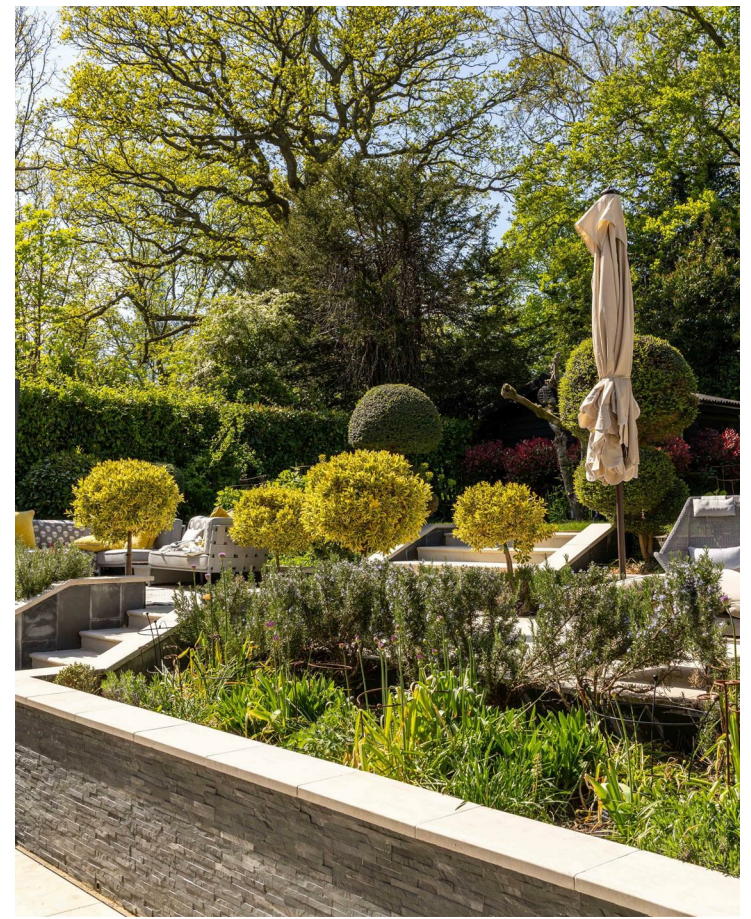
From here, crittal-effect doors lead into a more formal sitting room, anchored by a stone mantel — a quieter, more intimate setting. Cleverly concealed within the panelling is a hidden door to a second snug, currently used as a cinema room but equally suited to a gym, playroom, additional workspace or guest bedroom (there is a water supply and soil pipe adjacent in the rear of the garage in readiness for a small shower room and cloakroom). There is also internal access to the garage, currently arranged as a gym with foam flooring. It also houses the controls for the Nuvo Home Audio system, which serves speakers around the house.

Upstairs, the home has been thoughtfully reconfigured to prioritise space and flow. What was once four bedrooms is now arranged as three generous doubles, plus a bespoke handbuilt dressing room, though the original layout could be reinstated with ease. The principal suite spans two of the former rooms, creating a calm, expansive retreat with a walk-through dressing room and a well-appointed en suite. The remaining bedrooms are served by a family bathroom with a more classic, heritage feel. Each room enjoys a green outlook, reinforcing the home's connection to its setting.

The garden is, simply, a standout. Landscaped with intent, it offers a series of spaces rather than a single expanse — a sawn sandstone patio for dining and barbecues, stone steps leading to raised seating areas, and a broad, sunlit lawn that invites both relaxation and play. Mature planting wraps the boundaries, while carefully chosen flowers bring colour through the seasons without overwhelming the design. Both the front and rear gardens benefit from integrated lighting, allowing the spaces to transition effortlessly into the evening.

A fully insulated garden room provides a valuable extension to the home, currently used as a workshop. Practical elements have also been thoughtfully considered, with a garden shed and a discreet metal bin store ensuring everyday necessities remain neatly concealed.







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 a strong academic performance. South Nutfield Pre-school can be found next door at Nutfield Village Hall. The Hawthorns Preparatory School is two miles away in Bletchingley and caters for children aged 0 to 13 years old.

One of the village's beloved spots is Holborn's, a delightful convenience store, Post Office, flower and coffee shop that serves as a local favourite stop. Just a short distance from the village is Priory Farm Estate, a local gem, offering a multi award winning farm shop, deli and butchery, garden center, garden rooms cafe and family nature trail, plus many seasonal events. In addition to the farm shop is also a gift barn, Pets Corner store and Wave Pilates. Throughout the year, there are family friendly events such as the annual food festival, alongside pumpkin picking in the autumn and festive activities at Christmas time. For private events there is the option to hire Priory Farm's Lambing Barn, alternatively Nutfield Priory Hotel & Spa has various options, afternoon tea and restaurants, plus local members can use the gym, various classes and swimming pool. In addition, there are two village halls, plus a church hall in the wider village of South Nutfield and top Nutfield, all of which run a series of events, clubs and activities.

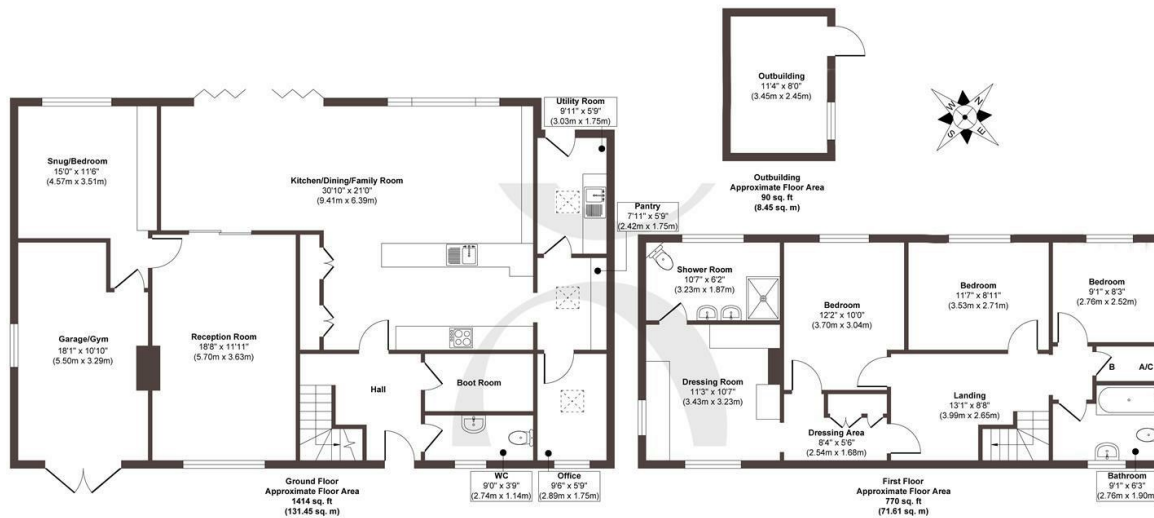
Despite its rural feel, South Nutfield is superbly connected. Nutfield train station sits at the end of the road, providing regular services to London Bridge and London Victoria via Redhill in around 40 minutes. The nearby towns of Redhill and Reigate are within 10 minutes, offering further transport options, shopping, and amenities. For those traveling by car, the M23 and M25 motorways are within easy reach.







The Details



Approx. Gross Internal Floor Area 2274 sq. ft / 211.51 sq. m (Include Outbuilding)

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

Produced by Elements Property

STONE

- Handsome red brick and tile-hung home framed by planting
- An exemplary example of heritage meets modern luxury
- Expansive open plan kitchen, dining and living space with seamless garden connection, ideal for entertaining
- Breathtaking landscaped garden
- Reconfigured first floor offering three generous double bedrooms (easily returned to four)
- Impressive principal suite spanning two rooms, with dressing room and luxury en suite
- A boot room and downstairs WC sit just off the entrance hall
- New radiators installed, with underfloor heating across much of the ground floor
- In the heart of South Nutfield's village, within walking distance of the train station, village shop, pub and school

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

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