



22 Thepps Close, South Nutfield
Redhill

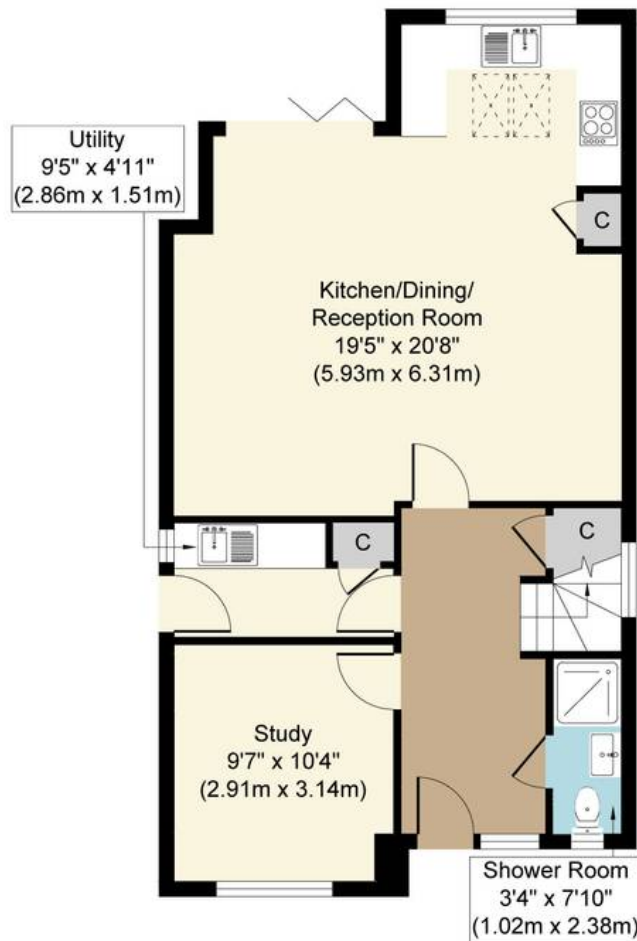
Guide Price **£700,000**



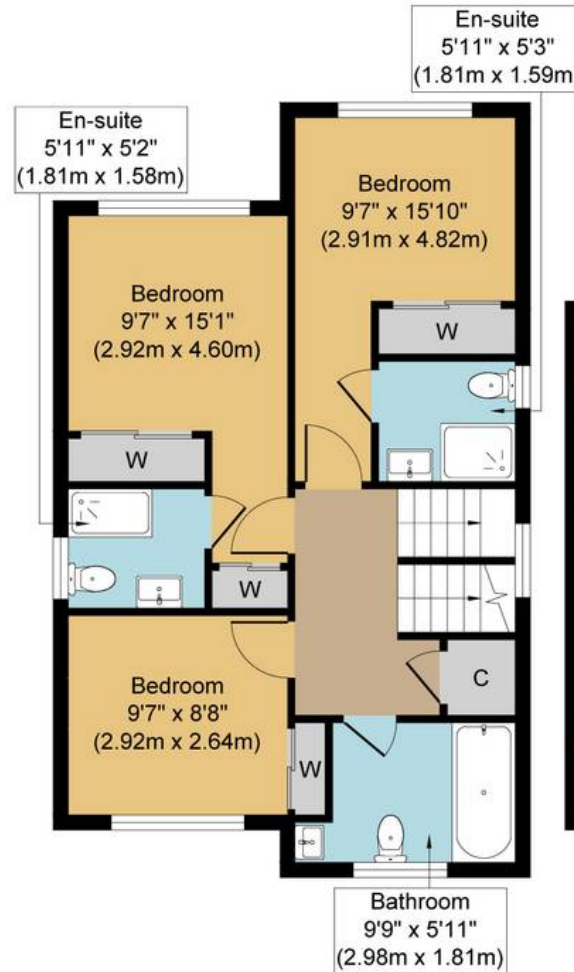
This exceptional four-bedroom detached family home, built in 2022 to an outstanding specification, offers contemporary comfort and thoughtful design throughout, making it an ideal choice for modern family living. Enjoying a prime position on a quiet no-through road in the sought-after village of South Nutfield, the property backs directly onto open countryside, providing tranquil rural views from the stunning open plan kitchen family room at the rear. The kitchen itself is fitted with sleek contemporary units, quartz worktops and splashbacks, and a full suite of integrated appliances, including two ovens, a built-in microwave, and a five-zone induction hob, while a pull-out spray mixer tap adds a practical finishing touch. Engineered oak flooring flows through the ground floor, complemented by stylish porcelain tiles in the kitchen, utility, and cloakroom. The spacious layout includes a versatile home office or snug, a practical utility room, and a ground floor shower room with WC. Upstairs, three well-proportioned double bedrooms are all carpeted, with two featuring en suite shower rooms and mirrored sliding wardrobes, and a third bedroom also benefiting from fitted mirrored wardrobes. The family bathroom is finished to a high standard, with dual-fuel heated towel rails and illuminated heated mirrors found in all bathrooms. A staircase leads to the second floor, where a fourth bedroom with Velux windows provides far-reaching views and extensive eaves storage. The property boasts outstanding eco credentials, including an EPC rating of A, solar PV 'in-roof' panels, a mechanical heat ventilation with heat recovery system (MVHR), high-efficiency argon UPVC double glazing, and underfloor heating throughout the ground floor powered by gas-fired central heating. Additional features include off-street parking for several cars, a fast charge EV point, and a 10-year structural warranty (with six years remaining). Council Tax band: F.. Tenure: Freehold



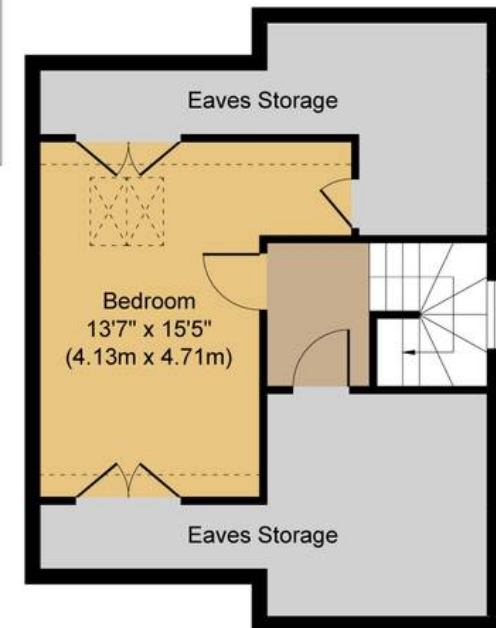




Ground Floor
Approximate Floor Area
649 sq. ft
(60.29 sq. m)



First Floor
Approximate Floor Area
567 sq. ft
(52.72 sq. m)



Second Floor
Approximate Floor Area
227 sq. ft
(21.79 sq. m)



Thepps Close, RH1

Approx. Gross Internal Floor Area 1443 sq. ft. (134.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.