

STONE



North Station Approach RH1

£460,000

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

The Stone Family



GUIDE PRICE £460,000 - £475,000.

Where North Station Approach meets Trindles Road, this handsome Victorian terrace is part of the original story of South Nutfield. Built in the wake of the railway's arrival during the 1880s, these traditional red-brick homes were among the first to welcome commuters to the village, and today they continue to offer the character, proportions and sense of permanence that make period homes so enduringly sought after. Behind the classic façade and traditional front door, this is a home that balances heritage with thoughtful modern living, creating spaces that feel both practical and full of personality.

The ground floor has been opened up to create a wonderfully sociable living and dining room, where natural light flows through the dual-aspect layout. Original fireplaces remain the focal point of each space, with a carved mantel and painted tiled surround bringing warmth and character to the sitting area, while the dining space is anchored by a painted stone hearth that quietly celebrates the home's Victorian origins. It is easy to imagine everyday life unfolding here, from relaxed evenings by the fire to family meals and weekend gatherings. Beyond, the kitchen combines traditional styling with contemporary practicality, while the original ground floor bathroom offers a charming reminder of the home's history. A door leads directly out into the garden, naturally extending daily life outdoors.

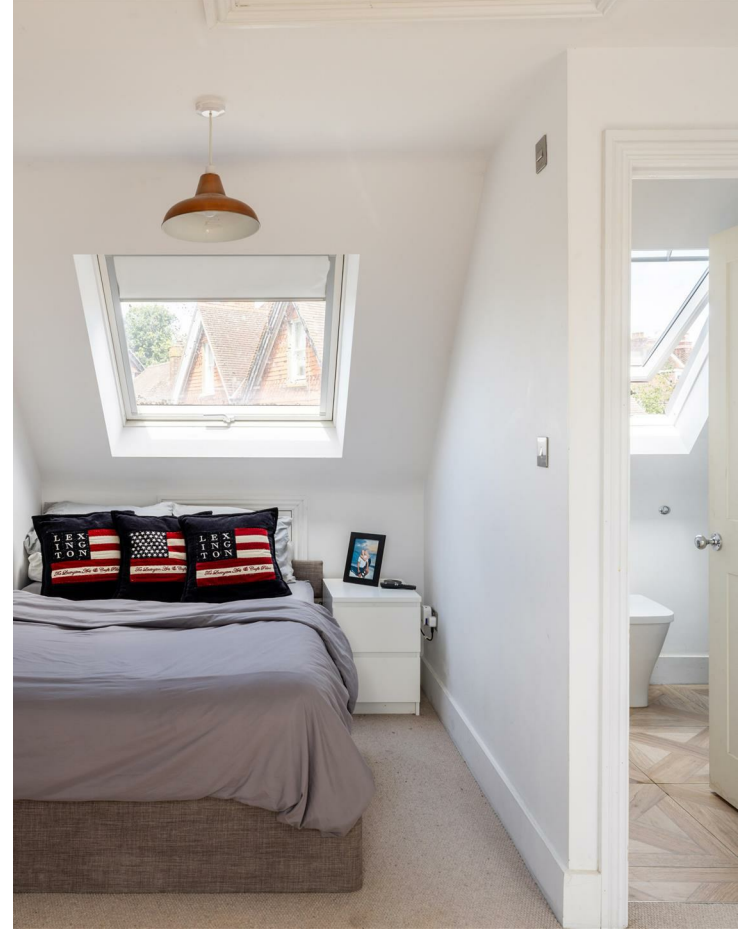


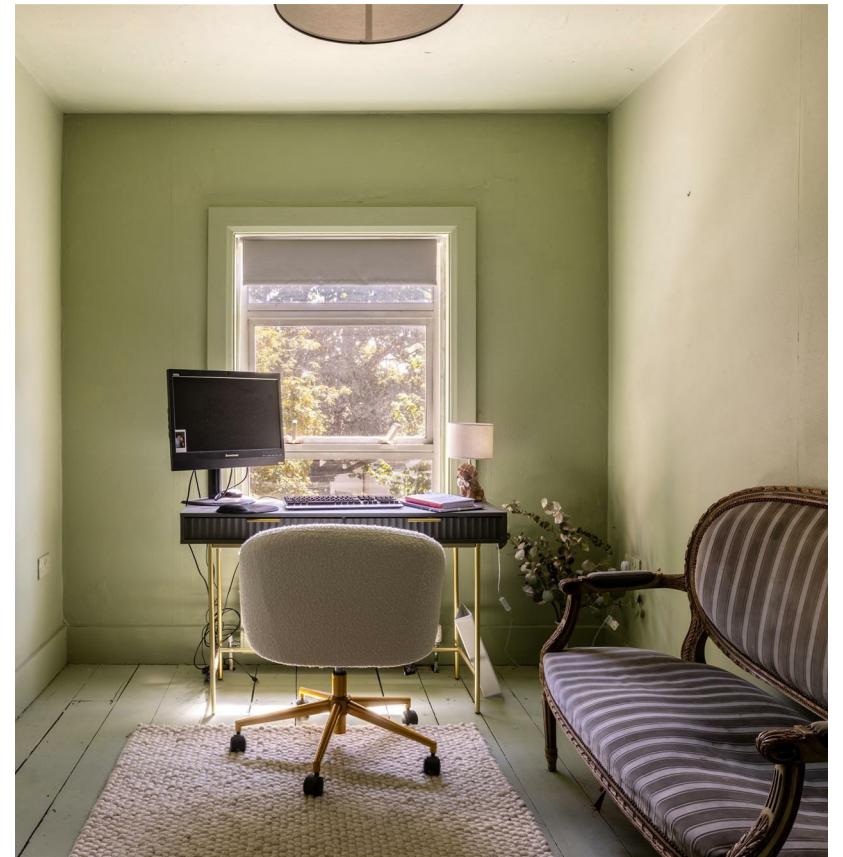
Outside, the garden has been carefully landscaped to create a series of inviting spaces for every season. There is room to enjoy a morning coffee in the sunshine, entertain friends over long summer lunches, or simply unwind surrounded by established planting and a welcome sense of privacy. It feels surprisingly peaceful, despite being moments from the heart of the village.

Across the upper floors, the accommodation continues to impress. Three well-proportioned bedrooms occupy the first floor, each offering the generous proportions so often associated with Victorian homes. Above, the loft has already been expertly converted to create a spacious principal suite, complete with a contemporary en-suite shower room. Whether used as a peaceful retreat at the end of the day or a private space to work from home, it provides a fitting finish to a home that has evolved carefully over time while remaining true to its Victorian character.

Beyond the front door lies one of Surrey's most appealing village settings. South Nutfield is cherished for its friendly community, village cricket green, traditional pubs and countryside walks, all while offering the convenience of a railway station just moments away for journeys into London. This is quintessential village living: a home with history, character and everyday practicality, perfectly placed to enjoy everything the village has to offer.







This charming cottage sits along North Station Approach, a peaceful stretch of cottages and converted former shops that once served the growing commuter population of Victorian businessmen.

Here lies Nutfield Station, offering connected trains into London in under 45 minutes. This is a setting that suits both weekday commuters and weekend wanderers: Reigate and Redhill are within easy reach for shopping, dining, and excellent schooling options, while the countryside wraps around the village, inviting exploration.

Nutfield Church Primary School and Nursery, together with Nutfield CofE Junior School, are both within easy reach, making this an excellent location for families seeking well-regarded village schools.

Nutfield itself offers a warm community atmosphere with excellent local amenities, including a village store, highly regarded nursery, and a friendly local pub. South Nutfield is also well known for its access to green space; And just minutes away, Priory Farm offers a farm shop, seasonal events, and a beautiful nature trail. The nearby Nutfield Marshes and countryside walks provide a dose of fresh air and freedom just moments from your doorstep.







The Details



Approx. Gross Internal Floor Area 1189 sq. ft / 110.59 sq. m

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

Produced by Elements Property

- Guide Price – £460,000 – £475,000
- Charming red brick façade with a traditional front door
- Beautifully balanced blend of contemporary interiors and original period character
- Dual-aspect living and dining room with unique fireplaces
- Traditional kitchen with direct access to the garden
- Landscaped rear garden designed for relaxing, dining and entertaining
- Three well-proportioned first floor bedrooms
- Spacious loft-converted principal bedroom with a modern en-suite shower room
- Moments from Nutfield station, village amenities and surrounding countryside
- Quintessential Surrey village setting with well-regarded schools

Energy Performance Certificate (EPC)

Band C

Council Tax Band

D



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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