STONE

Kings Cross Lane RH1

£700,000

"At Stone, we're passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes."

The Stone Family

On the edge of South Nutfield, where village life quickly gives way to open countryside, Kings Mill Cottage is a characterful home that feels entirely at ease in its rural surroundings. Its painted white-brick façade is immediately charming, with a steep front-facing gable breaking the roofline and giving the cottage its distinctive silhouette. A tiled gabled porch frames the original entrance, where multi-pane glazing, black-painted detailing and ornamental ring knockers provide a fitting introduction to a home with plenty of history.

The name itself offers a nod to the area's milling heritage, reflecting the historic watermills once associated with the surrounding manorial landscape. The architecture has the same sense of longevity: vernacular English cottage in character, with the additions and adaptations of later generations making it particularly suited to modern life.

Inside, the proportions are something of a surprise. The entrance hall is wide and welcoming, with a vaulted ceiling drawing natural light into the space and enough room to comfortably shed coats, boots and wellies after a walk through the surrounding countryside. Built-in understairs storage keeps the practicalities neatly concealed, while a downstairs cloakroom sits conveniently close by.

The living room has all the ingredients you would hope to find in a country cottage, without feeling overly traditional. Exposed timber beams cross the ceiling, parquet flooring brings warmth underfoot and a log burner sits within an exposed-brick fireplace. Two generous windows look onto the garden and bring in plenty of daylight, while the room's proportions allow it to work equally well as a generous sitting room and play space – somewhere that can comfortably accommodate family life without losing its sense of cosiness.

At the rear, the kitchen and breakfast room takes a more contemporary approach. Deep blue Shaker cabinetry is paired with lighter grey cupboards and crisp white metro tiling, creating a smart contrast. A dining table sits before the garden access, making this as much a room for lingering over breakfast as preparing dinner, while French doors open directly onto the garden – an easy connection that comes into its own during the warmer months.

The south-facing garden stretches away from the house and has a charming cottage feel. A paved terrace offers plenty of room for a barbecue and garden furniture, while beyond, planting and mature greenery frame a lawn that invites leisure and play. Looking back towards the house, exposed brickwork, tiled gables and traditional multi-pane windows give the rear elevation lovely character.

Tucked among the foliage is one of the garden's more unexpected additions: a heritage green shepherds hut outbuilding, with a curved roof and double glazed doors and windows. Its timber-lined interior is currently arranged as a guest bedroom, though it could just as easily become a dedicated home office, creative studio or garden retreat – a genuinely useful extra room, separated from the main house by just a few steps across the garden.

Upstairs, there are three double bedrooms and two bathrooms. The principal bedroom enjoys views over the garden and has its own beautifully finished en suite, complete with a generous walk-in shower and rainfall shower head. The two remaining bedrooms are both comfortable doubles, each looking towards the south-facing garden, and are served by the family bathroom, where contemporary fittings are offset by rich blue tiling.

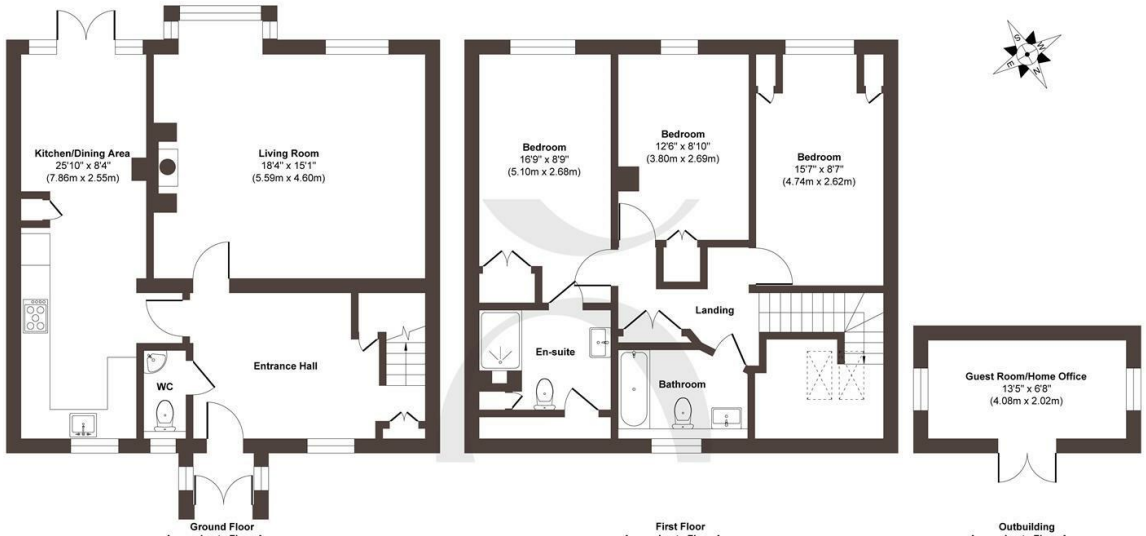
For a cottage of this character, there is another particularly useful detail: two allocated parking spaces, positioned directly opposite the house on a block-paved driveway.

Life here is very much connected to the countryside. Footpaths and rural walks spread out around South Nutfield, while nearby Priory Farm Estate has become something of a local institution. Its 150-acre setting includes pasture, ancient woodland and lakes, alongside a farm shop and butchery, garden centre and cafés. Discovery Land offers 40 acres of outdoor adventure and nature trails, while seasonal events range from sunflower fields and pumpkin picking to Halloween and Christmas experiences.

For a change of pace, Nutfield Priory is close by, with its health club offering a well-equipped gym, swimming pool and wellbeing facilities including a spa pool, steam room and sauna. Bletchingley is also within easy reach: a historic Surrey village where traditional pubs remain part of everyday life, including the centuries-old Whyte Harte and the Red Lion – ideal for a Sunday roast or an evening out without heading into town.

South Nutfield also balances its rural setting with useful connections. Nutfield Church CofE Primary School sits within the village, while secondary options in the wider area include St Bede's School and Reigate School. Nutfield railway station is served by Southern and sits on the Redhill–Tonbridge line, with Redhill around five minutes away by train; from there, connections open up towards London and the wider network. For road travel, the A25 connects towards Redhill, Reigate and Bletchingley, with the M25 also readily accessible – making this a setting where countryside, village amenities and commuter practicality sit comfortably alongside one another.

Look inside Space
Questions and Answers Animals
Animals
The Koala Who Could
Usborne Stargazing Book
Ember Stark
The Lost Whale
Abi Elphinstone



Ground Floor
Approximate Floor Area
737 sq. ft
(68.55 sq. m)

First Floor
Approximate Floor Area
655 sq. ft
(60.89 sq. m)

Outbuilding
Approximate Floor Area
88 sq. ft
(8.24 sq. m)

Approx. Gross Internal Floor Area 1480 sq. ft / 137.68 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 1392 sq. ft / 129.44 sq. m (Excluding Outbuilding)

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

Produced by Elements Property

STONE

The *Details*

- *Characterful three double bedroom cottage, where South Nutfield gives way to the countryside*
- *Two allocated parking spaces on a block-paved driveway*
- *Spacious living room with exposed beams, parquet flooring and a log burner set within an exposed-brick fireplace*
- *Contemporary kitchen and breakfast room with French doors opening onto the garden*
- *South-facing rear garden with a paved entertaining terrace, mature greenery and lawn area*
- *A unique heritage green Shepherds-hut, used as guest accommodation and equally suited to a home office or studio*
- *Three double bedrooms, including a principal suite with garden views and a modern en-suite*
- *Generous vaulted entrance hall with excellent natural light, built-in coat and boot storage and a downstairs cloakroom*
- *Excellent access to surrounding footpaths and rural walks, with firm local favourite, Priory Farm Estate, nearby*
- *Nearby Bletchingley provides historic village character and traditional pubs*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

E

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Let's *Talk*

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