



Nutfield Marsh Road, RH1

£800,000





We have loved our 15years at Byre Cottage. An oasis of calm and peace in the countryside, yet so close to Redhill, Reigate and great transport links.

We have enjoyed having the lake and many countryside walks on our doorstep in this area of natural beauty.





Tucked away in a picturesque setting just off Nutfield Marsh Road within the charming enclave of The Steading, this beautifully presented four bedroom cottage offers a rare blend of character, space and individuality, all within easy reach of Mercers Lake and its stunning country walks.

The property reveals its appeal immediately, with a layout that is both practical and full of personality. The heart of the home is the impressive living and dining room, a truly striking space enhanced by a double height vaulted ceiling that creates a wonderful sense of volume and light. French doors open directly onto the garden, allowing the inside and outside spaces to flow effortlessly, making it ideal for both everyday living and entertaining.

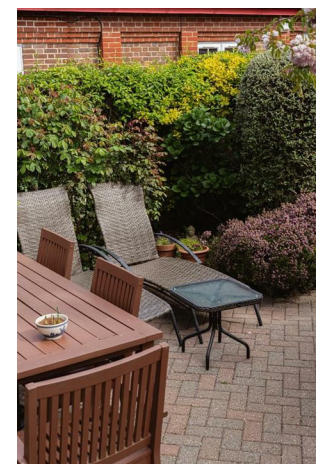
The kitchen has recently been redecorated and is finished with attractive stone worktops, offering a fresh, modern feel while remaining in keeping with the cottage's character. It provides a sociable and functional space, well positioned within the home.

All four bedrooms are generously sized and well proportioned, with two benefiting from their own en suites, making the layout particularly well suited to families or those seeking flexible accommodation. A further family bathroom serves the remaining bedrooms.

Externally, the garden is a real highlight and quite unlike the traditional format. It has been thoughtfully designed as a mature oasis, with established planting, private seating areas and sun traps throughout, creating a perfect setting for relaxing or entertaining.

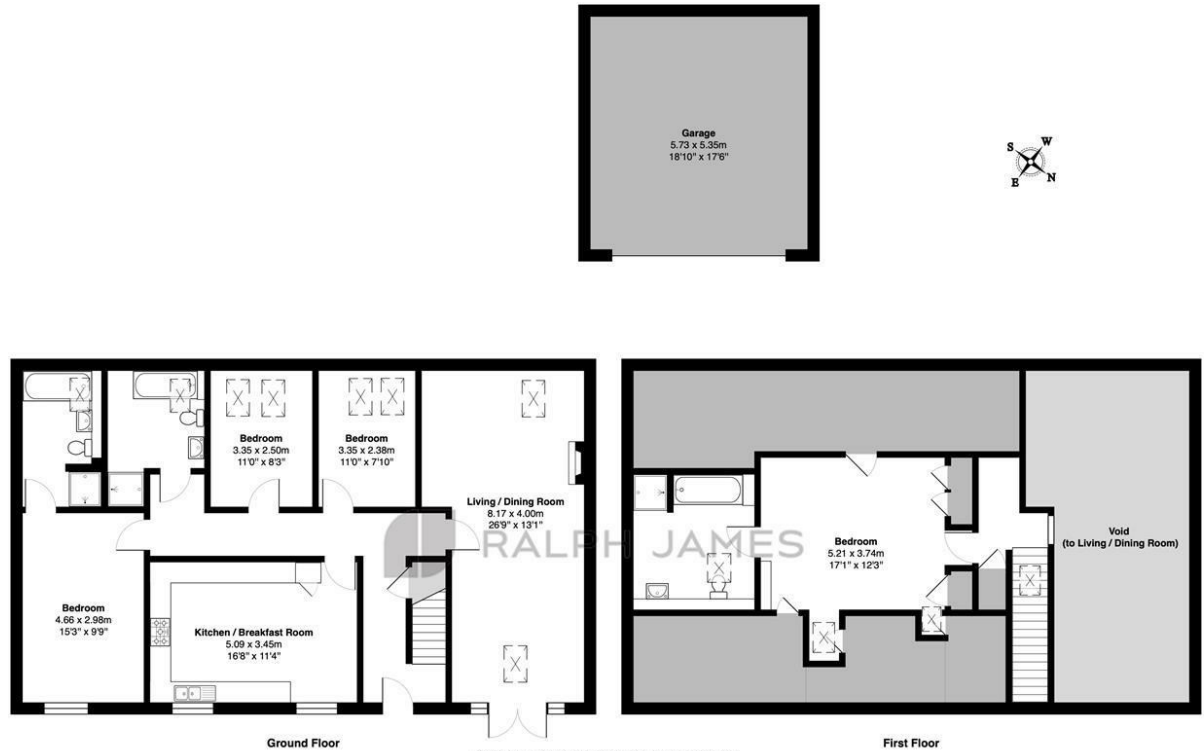
The property also benefits from a double driveway, two additional allocated spaces as well as a substantial double garage, offering an abundance of off street parking.

Overall, this is a home full of charm and individuality, offering something a little different from the norm in a very positive way. It is a property that truly needs to be experienced in person to fully appreciate the space, setting and lifestyle it provides.



Need to know

- Four bedroom character cottage in a highly sought-after semi-rural location
- Situated within The Steading just off Nutfield Marsh Road, close to Mercers Lake and countryside walks
- Impressive open plan living / dining space with vaulted ceiling and French doors to garden
- Recently redecorated kitchen with quality stone worktops and breakfast area as well as cottage style double glazing throughout the ground floor.
- Two of the bedrooms boast en suites, with a family bathroom servicing the remaining two bedrooms
- Landscaped, mature garden ideal for entertaining with private seating areas and sun traps
- Double driveway providing off street parking alongside substantial double garage en bloc
- A new condenser oil boiler fitted 2years ago with a new mega flow system
- Easy access to local villages, Redhill town centre and transport links to London
- Council Tax Band G | EPC Rating D



Total Area: 193.9 m² ... 2087 ft² (excluding void (to living / dining room), garage)
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redhill@ralphjames.co.uk
01737 765 555

ralphjames.co.uk