



# Trindles Road, South Nutfield

£525,000





A rarely available and much-loved period home in the heart of South Nutfield, offered to the market with no onward chain after nearly 50 years of ownership. With extended accommodation, a private east-facing garden and plenty of scope to update and personalise, this charming property presents an excellent opportunity to create a long-term family home in a desirable village setting with great connections into London.





Offered to the market for the first time in nearly 50 years, this charming period home on the ever-popular Trindles Road in South Nutfield is a rare opportunity to acquire a much-loved family property dating back to 1912. Having been retained by the same family for decades, the house offers a wonderful sense of character and history, now ready for its next chapter.

The property is presented in clean and tidy decorative order throughout, providing a comfortable home from day one while still offering excellent scope for a new owner to personalise and enhance to their own taste. The ground floor features a welcoming living room to the front, with a separate dining room leading through to the kitchen, which has been extended to the rear to create a more functional and usable space. A useful utility room and additional ground floor bathroom add to the practicality of the layout.

Upstairs, the accommodation is arranged over two further floors, with two well-proportioned double bedrooms and a family bathroom on the first floor, while the loft has been converted to create an additional bedroom with its own dressing room and shower room, enhancing the flexibility of the home for growing families or those needing to work from home.

Externally, the property benefits from an east-facing rear garden, offering a private and peaceful setting to enjoy outdoor space, along with useful outbuildings including a workshop and store. To the front, a driveway provides off-street parking.

Located in the heart of South Nutfield village, the property enjoys a highly desirable setting surrounded by open countryside and an abundance of scenic walks. The village itself offers a strong sense of community with a local school, traditional pub, village shop and a mainline train station providing direct links into London, making it an ideal balance of rural living with everyday convenience. The property is also offered to the market with no onward chain.



# Need to know

- Rarely available period home built circa 1912, coming to market for the first time in nearly 50 years
- No onward chain, offering a straightforward purchase opportunity
- Extended accommodation including loft conversion and rear addition
- Separate reception rooms providing versatile family and entertaining space
- Scope to modernise and add value, ideal for buyers looking to personalise a home
- Private east-facing rear garden with useful outbuildings including workshop and storage
- Driveway parking to the front of the property
- Sought-after village location with countryside walks, local amenities and community feel
- Council Tax Band D
- Short walk to Nutfield train station



## Interested?

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Trindles Road, South Nutfield  
Total Area: 126.0 m<sup>2</sup> ... 1357 ft<sup>2</sup> (excluding eaves storage, store, workshop)  
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