



Trindles Road, South Nutfield

£575,000





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Being able to gaze at views of fields from two bedrooms in the house, whilst having a train station at the end of the road which gets you into London in well under an hour, will be hard to beat. We've loved our regular visits to Discovery Land, and Priory Farm which is next to it, are both a short walk away. Holborns just at the end of the road has been handy for picking up essentials and bumping into friendly neighbours, and we've found the community in South Nutfield to be vibrant, with a packed community events calendar which we've enjoyed over the years.

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Situated along the ever-popular Trindles Road in the heart of South Nutfield, this attractive red brick four-bedroom home impresses with its charming kerb appeal and classic character. The property has been extensively modernised in recent years, blending period features with contemporary finishes to create a comfortable and stylish family home.

The ground floor offers a front reception room where a log burner provides a cosy focal point, complemented by traditional details that reflect the home's heritage. A separate dining room provides an ideal space for entertaining and family meals, and the well-appointed fitted kitchen benefits from modern touches including a boiling water tap and a skylight.

On the first floor there are two double bedrooms, alongside a modern family bathroom. The second floor comprises a further generous double bedroom and an additional room currently arranged as a study, which could comfortably serve as a fourth bedroom, plus a contemporary shower room. The property is well equipped for today's lifestyle, with features including a Hive thermostat and a mains-connected fire alarm system.

South Nutfield is a particularly sought-after village, offering both countryside charm and commuter convenience. Nutfield station is 300m away, providing a direct service to Redhill, with onward travel to London in approximately 40 minutes.

The village is especially popular with families, boasting a primary school, store, Post Office and a much-loved pub, and the surrounding Surrey countryside offers scenic walking and cycling routes. Within walking distance is award-winning Priory Farm, Discovery Land, farm shop, garden centre, café, gift barn and Pilates studio.

Overall, this is a beautiful home offering character, space and modern convenience, set within one of Surrey's most desirable village communities — ideal for families and commuters alike.



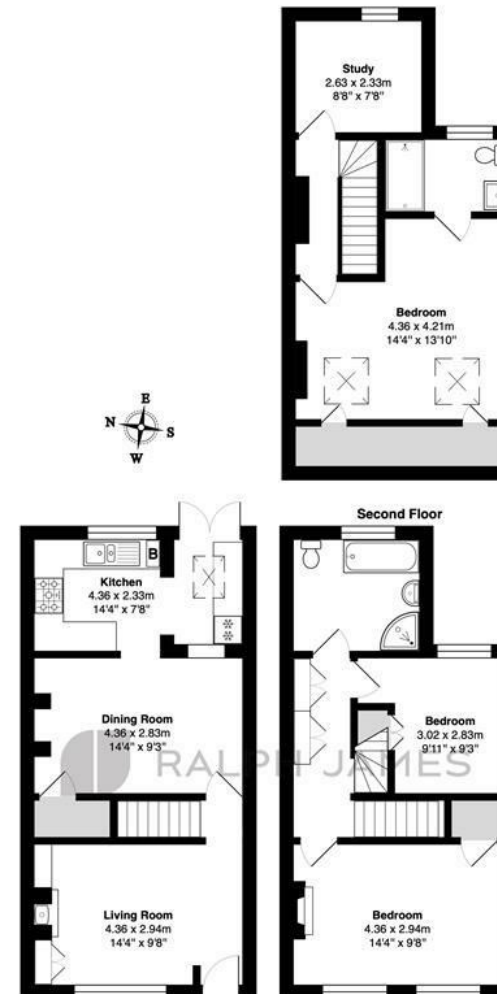
## Need to know

- Four bedroom red brick period home located on the sought-after Trindles Road in South Nutfield.
- Extensively modernised in recent years while retaining a wealth of original character features throughout.
- Driveway offering ample off street parking.
- Front reception room featuring a log burner, creating a warm and inviting living space.
- Separate dining room providing excellent space for entertaining and everyday family use.
- Well-appointed kitchen offering practical storage and a layout suited to modern lifestyles.
- Top floor accommodation includes a principal bedroom with en suite, as well as a study.
- EPC rating C offering improved energy efficiency compared to many period homes.
- Council Tax Band D.
- Village location with a school, shop, pub, countryside walks and a train station with direct services to Redhill.

## Interested?

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Ground Floor

First Floor

Trindles Road, South Nutfield  
Total Area: 113.7 m<sup>2</sup> ... 1224 ft<sup>2</sup>  
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