



"THE KENNELS", CHILMEAD LANE, NUTFIELD, RH1 4ER

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

CHILMEAD LANE, NUTFIELD, RH1 4ER

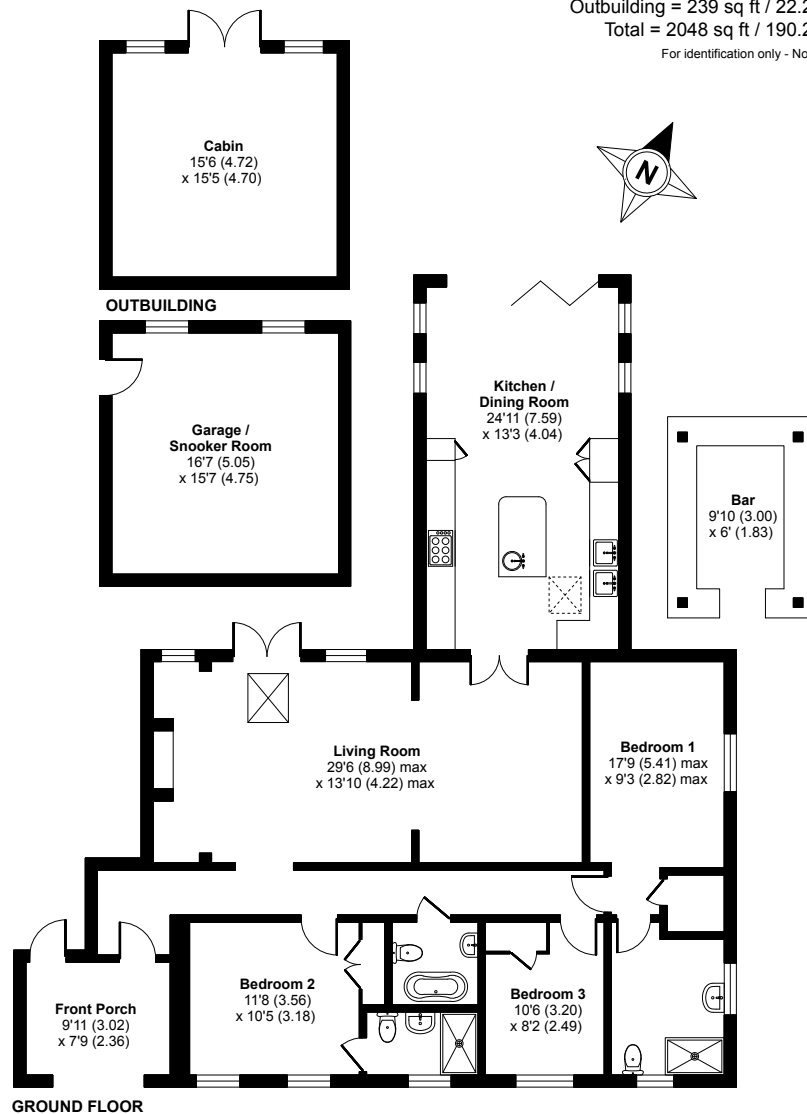


- 1.75 acres of land (Approx)
- Amazing rural location
- Converted double car barn
- Private driveway for eight cars
- Fabulous open plan living
- Lovely fitted family bathroom
- Wonderful living room with Inglenook fireplace
- Landscaped sunny rear garden
- Beautiful kitchen with vaulted ceiling
- Perfect location for greenbelt walks

### The Kennels, Chilmead Lane, Nutfield, Redhill, RH1

Approximate Area = 1551 sq ft / 144 sq m  
Garage = 258 sq ft / 23.9 sq m  
Outbuilding = 239 sq ft / 22.2 sq m  
Total = 2048 sq ft / 190.2 sq m

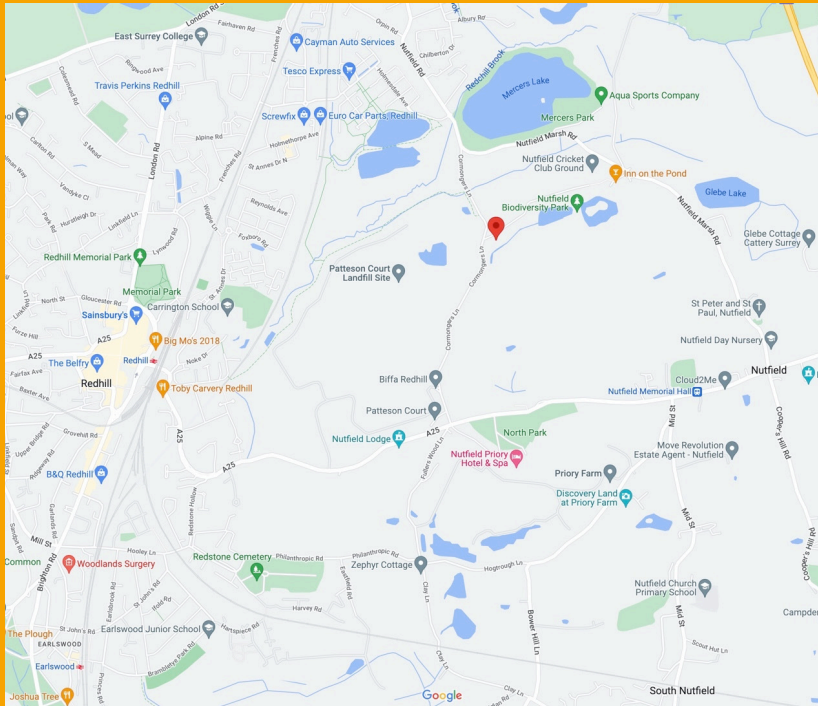
For identification only - Not to scale



At Hound and Porter we pride ourselves on bringing unique homes to the market, and “The Kennels” is no exception. This wonderful three double bedroom converted barn has been painstakingly improved this over recent years to include a beautifully fitted kitchen/family room with shaker style units, ample granite work surface and a fantastic range cooker. There is ample space for a family table, tiled floor, a beautiful vaulted ceiling and panoramic bi-fold doors to an unbelievable vista. A fabulous living room boasts an incredible Inglenook fireplace, has original floorboards and double French doors to the rear garden.

The master bedroom has a vaulted ceiling and large en-suite, there are also two further bedrooms and a luxuriously fitted family bathroom. Outside, you will find incredible far reaching views. Snooze under the pergola, draped in wisteria, or relax by the oak entertainment bar listening to the sound of running water. Step through the archway to your own paddock of around 1.5 of an acre, with fully working cabin and your own koi carp pond. The double car barn has been converted to an entertainment room, although could be perfect a nanny or au-pair and there is a gated private drive for eight cars. An incredibly unique home with grounds of outstanding beauty, we highly recommend you take a look around.

## CHILMEAD LANE, NUTFIELD, RH1 4ER



### LOCATION

This lovely home is located in the rolling Surrey countryside just outside Nutfield Village, with its excellent train links to London and the South Coast. Amongst small local shops are larger amenities include Donyngs leisure complex, The Belfrey shopping centre and the Harlequin Theatre all located in Redhill, and Mercers lakes are only a brisk walk away. A short drive brings you to the market town of Reigate brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a lovely little café.

### TRANSPORT

Within easy reach of the, A25, M23, M25 and Gatwick Airport. A bus service providing access to Redhill, Reigate and north of the M25

#### DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 1.5 miles to Merstham Station
- 2.1 miles to Redhill Station



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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