



CHILMEAD FARM, NUTFIELD, RH1 4EQ

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

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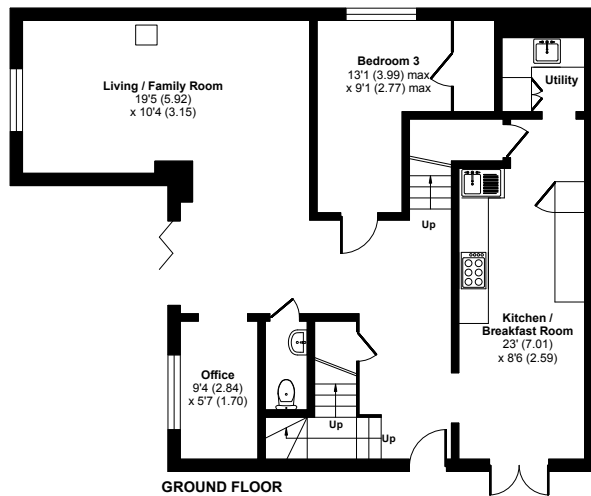
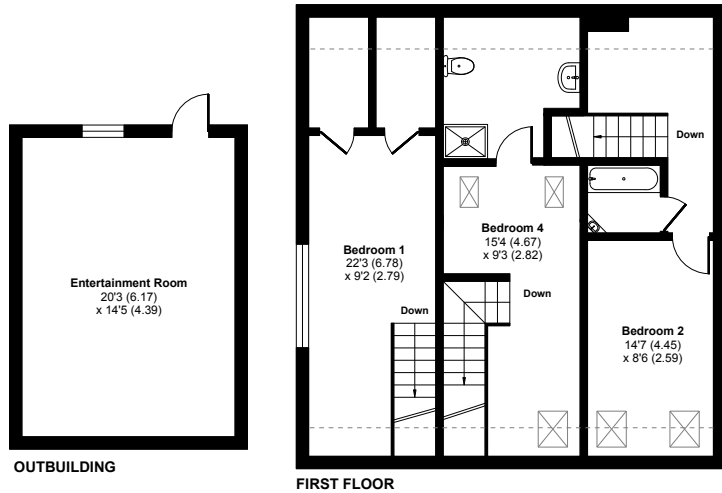
- Barn conversion in an amazing rural location
- Four bedroom, two bathroom
- Great size, detached converted car barn
- Private parking for three cars
- Fabulous open plan living
- Tremendous en-suite with vaulted ceiling
- Wonderful living room with log burning stove
- Very private sunny rear garden
- Perfect location for greenbelt walks
- Brand new fitted kitchen with range

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Chilmead Farm, Chilmead Lane, Nutfield, Redhill



Approximate Area = 1620 sq ft / 151 sq m
Limited Use Area(s) = 112 sq ft / 10 sq m
Outbuilding = 292 sq ft / 27 sq m
Total = 2024 sq ft / 188 sq m
For identification only - Not to scale



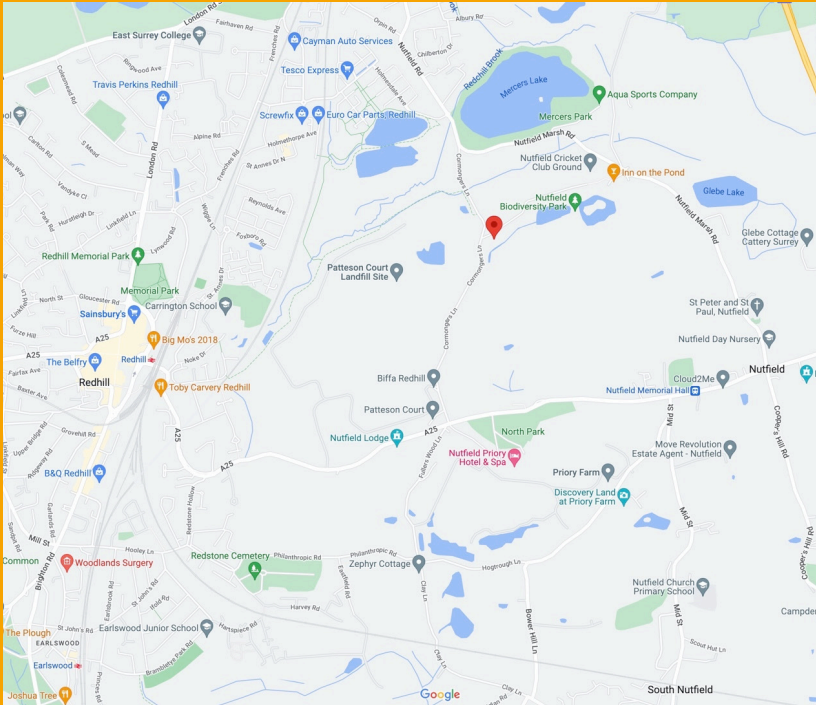
A fabulous, and very rarely available, barn conversion nestling quietly in the Surrey countryside, within a very sought-after location with fantastic views. Step through the stable door into a grand reception hall with beautiful original floorboards, which opens up into wonderful open plan living. The kitchen is brand new with ample marble worksurface, range cooker, tiled flooring with under floor heating, space for a table and French doors to the courtyard. The dining space has b-fold doors to the rear garden and flows effortlessly to the living room with log burning stove and vaulted ceiling. There is also an office, bedroom three and a utility room on this floor.

On the first floor, all three bedrooms and bathroom are accessed independently, one of which benefits from an en-suite with wet area and vaulted ceiling. The outside is incredible, very private and landscaped with enclosed patio, lawn with rockery and floral borders, soft seating area and a large, tucked away shed. The car barn has been fully converted into an amazing entertaining space, fully insulated with a wonderful, vaulted ceiling, and is accessed via the garden. So, if you are looking for an incredibly unique home within grounds of outstanding beauty, we highly recommend you take a look around.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hound and Porter Limited. REF: 854034

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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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