



JUNIPER COTTAGE, HIGH STREET, NUTFIELD, SURREY RH1 H O U N D & P O R T E R

FIND A HOUSE. MAKE IT HOME

JUNIPER COTTAGE, HIGH STREET, NUTFIELD, SURREY RH1



- Four great double bedrooms, ensuite to master
- Offered with no forward chain
- Fitted kitchen/breakfast room
- Fabulous panoramic views
- Ever popular Nutfield Village location
- Fantastic sunny living room
- Garage and private parking
- Close to excellent schools
- Convenient for local amenities
- Private gated development

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Juniper Cottage, RH1

Approximate Gross Internal Area = 176 sq m / 1891 sq ft
Approximate Garage Internal Area = 16 sq m / 173 sq ft
Approximate Total Internal Area = 192 sq m / 2064 sq ft



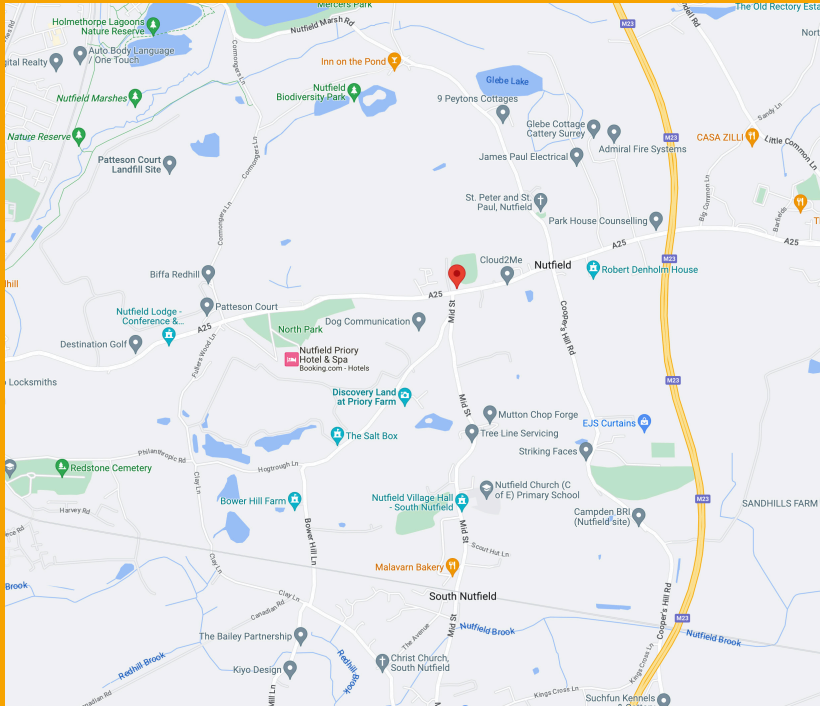
The very pretty, “Juniper Cottage” forms part of a sympathetically converted former private school, being offered to the market with no forward chain. Off a spacious reception hall is a bright and airy living room with French doors to the garden, a very handy study, cloakroom, and a fitted kitchen/breakfast room. This is the hub of this family home, with a range of fitted units, ample workspace, integrated appliances and plenty of space for a good size family table.

The first floor consists of two really good size double bedrooms, the master with wardrobes, fantastic views over greenbelt and a fitted ensuite bathroom. A further two double bedrooms and a shower room on the top floor complete the flexible accommodation. There is a pretty courtyard garden, garage with electric up and over door and private parking, all secure within this exclusive gated development.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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 Belfry 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 South Nutfield, Redhill, Reigate and north of the M25
DISTANCE TO STATIONS FROM PROPERTY BY ROAD
• 1.2 miles to Nutfield 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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