



**48 HIGH STREET, NUTFIELD, SURREY, RH1 4HQ**

**£375,000  
FREEHOLD**

**\*\*\* CHARACTERFUL STONE COTTAGE WITH OFF ROAD PARKING, LARGE GARDEN AND A SUBSTANTIAL DETACHED WORKSHOP \*\*\***

Located within Nutfield village, across the road from the Queens Head pub, this end terrace cottage, originally constructed around 1870 from Reigate Stone, offers a superb degree of scope for updating, as well as an extensive detached outbuilding which could be converted subject to planning permission,

The primary entrance to the front leads into an open plan lounge/dining room, with a fireplace, and windows to the front and side. To the rear there is a separate kitchen, which has a door that opens to an open forecourt area. On the first floor there is a landing with loft access, a double bedroom to the front, bathroom with a side window and airing cupboard, then another bedroom to the rear.

Outside, there is a driveway to the side, with parking in front of the detached workshop, then vehicle access to the rear of the house. You have additional outbuilding in varying condition at the rear, as well as a 80ft garden.

You have access to a train station, local shop and another pub down in South Nutfield, which is just over half a mile away.

In addition, Redhill town centre, with its wide range of shops and amenities, can be found 1.6 miles to the west.

- **STONE COTTAGE**
- **TWO BEDROOM**
- **80FT GARDEN**
- **LARGE OUTBUILDING**
- **COUNCIL TAX BAND: D**
- **GREAT POTENTIAL**
- **LOTS OF CHARACTER**
- **OFF ROAD PARKING**
- **END OF TERRACE**
- **EPC RATING: D**





**ROOM DIMENSIONS:**

**LOUNGE/DINING ROOM**  
17'11 x 12'0 (5.46m x 3.66m)

**KITCHEN**  
11'5 x 7'10 (3.48m x 2.39m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
10'5 x 9'5 (3.18m x 2.87m)

**BEDROOM TWO**  
11'5 x 8'0 (3.48m x 2.44m)

**BATHROOM**  
8'1 x 6'7 (2.46m x 2.01m)

**GAS CENTRAL HEATING**

**SINGLE GLAZED WINDOWS**

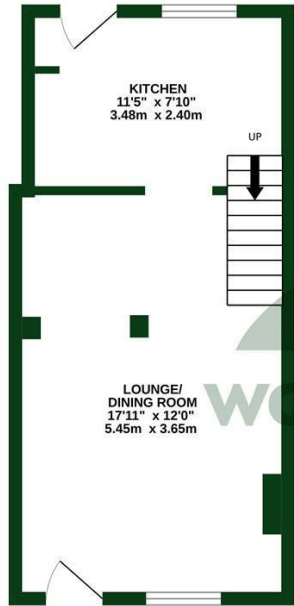
**80FT REAR GARDEN**

**OFF ROAD PARKING**

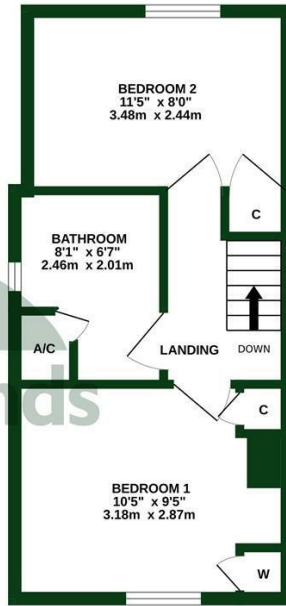
**LARGE DETACHED BRICK WORKSHOP**  
38'6 x 12'6(max) (11.73m x 3.81m(max))



GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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