





## 14 KINGS MEAD, SOUTH NUTFIELD, SURREY, RH1 5NN

**£680,000  
FREEHOLD**

**\*\*\* SPACIOUS EXTENDED FAMILY HOME WITH A DRIVEWAY AND DETACHED GARAGE IN A SOUGHT AFTER VILLAGE LOCATION \*\*\***

This well presented, four bedroom house is located in a popular cul de sac within the lovely village of South Nutfield.

Through the front door you have a good size entrance hall, there is a wet room with a double glazed window to the front, a living room, kitchen/breakfast room with garden access, a separate dining room which is open plan to the conservatory and has access to the study. On the first floor you have a landing with loft access, four bedrooms, three of which are doubles, a large family bathroom and an en-suite shower to the principal bedroom.

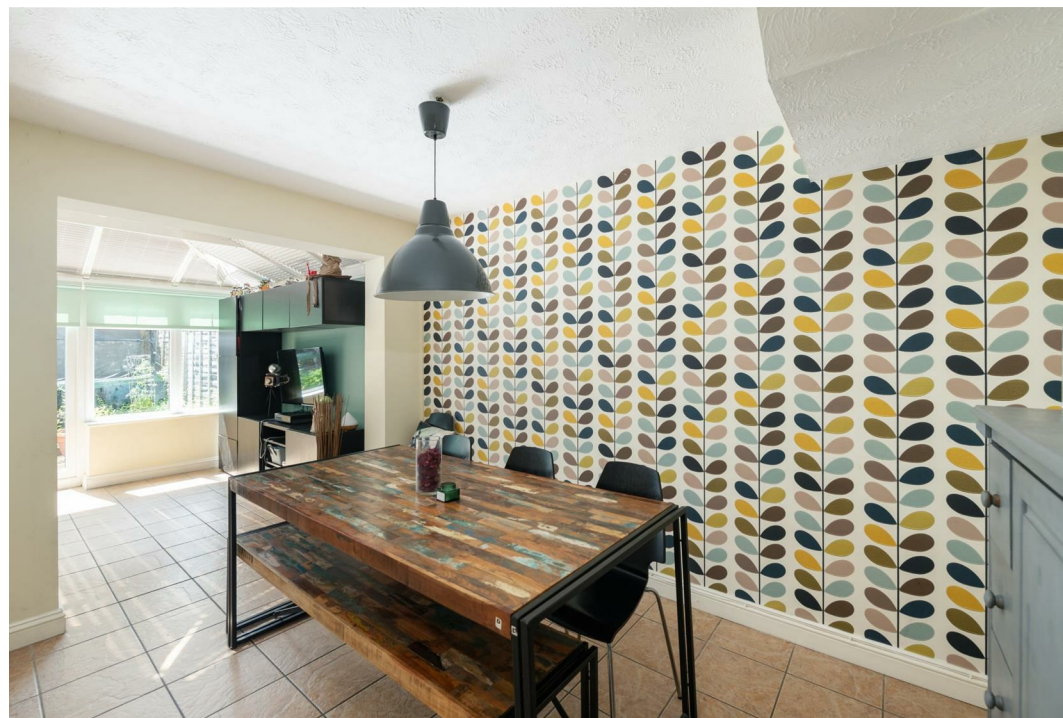
The property benefits from double glazed windows and is the last house in the road to benefit from gas central heating.

Outside there is a driveway to the front which offers off street parking for several cars. Beyond the drive you have detached garage which itself has power and light as well as both an up and over door to the front and a pedestrian access from the garden.

The rear garden measures around 30ft x 30ft and is landscaped to be low maintenance. In addition, the residents of Kings Mead have exclusive access and use of the Kings Mead Meadow which is a gated and secure green space that extends to around 3 acres.

Within South Nutfield village itself you have Holborn's local store for all your every day needs, there is a country pub, a highly regarded school and a train station offering services to London via Redhill. Also you have the Priory farm estate, established in 1957, only a short walk away that has a wonderful range of goods from the farm shop, and the wonderful Farm Cafe.

- **POPULAR LOCATION**
- **THREE RECEPTION ROOMS**
- **BATHROOM & ENSUITE**
- **GARAGE**
- **COUNCIL TAX BAND: D**
- **FOUR BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **DRIVEWAY**
- **CUL DE SAC**
- **EPC RATING: C**







#### ROOM DIMENSIONS:

**ENTRANCE HALL**  
10'7 x 6'6 (3.23m x 1.98m)

**WET ROOM**  
5'0 x 4'4 (1.52m x 1.32m)

**LOUNGE**  
15'1 x 9'11 (4.60m x 3.02m)

**DINING ROOM**  
12'4 x 8'1 (3.76m x 2.46m)

**KITCHEN/BREAKFAST ROOM**  
14'5 x 12'3 (4.39m x 3.73m)

**CONSERVATORY**  
14'4 x 10'1 (4.37m x 3.07m)

**STUDY**  
8'11 x 6'7 (2.72m x 2.01m)

**BEDROOM ONE**  
15'1 x 10'0 (4.60m x 3.05m)

**ENSUITE SHOWER ROOM**  
5'4 x 4'10 (1.63m x 1.47m)

**BEDROOM TWO**  
12'2 x 11'5 (3.71m x 3.48m)

**BEDROOM THREE**  
12'2 x 11'5 (3.71m x 3.48m)

**BEDROOM FOUR**  
9'2 x 6'7 (2.79m x 2.01m)

**FAMILY BATHROOM**  
9'11 x 8'2 (3.02m x 2.49m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

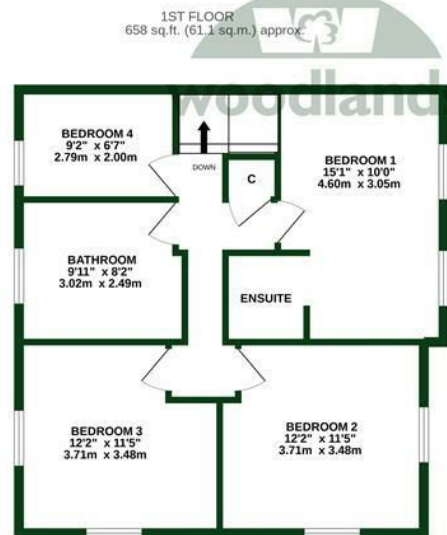
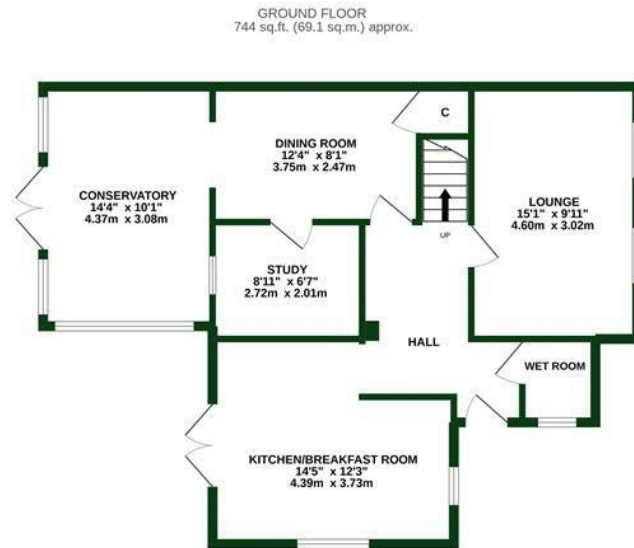
**DETACHED GARAGE**  
17'4 x 8'1 (5.28m x 2.46m)

**OFF ROAD PARKING FOR THREE CARS**

**REAR GARDEN**

**ESTATE CHARGE: £85 PER ANNUM**





TOTAL FLOOR AREA: 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2022

  
woodlands

OnTheMarket.com


rightmove

Zoopla

The Property  
Ombudsman

tsi  
APPROVED CODE  
TRADINGSTANDARDS.GOV.UK

naea  
propertymark  
PROTECTED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.