



**4 PARK WORKS COTTAGES HIGH STREET, NUTFIELD, SURREY,
RH1 4HG
£650,000
FREEHOLD**

***** SPACIOUS, CHARACTER HOME PRESENTED IN EXCELLENT CONDITION WITH PARKING AND A WEST FACING GARDEN *****

Situated in a unique cul de sac location, with woods and a recreational sports field opposite and some lovely walks accessed at the end of the private road, this house has been extensively updated and enlarged by the current owners to offer a generously proportioned family home with the benefits of ample parking and a delightful, west facing garden.

Through the front door there is an entrance hall, with built in storage and a window to the front. There is a dual aspect living room, which has a wood burner, and double doors to a custom cat garden which doubles as a delightfully secluded patio area. In addition, you have a spacious kitchen/dining room, which is also dual aspect and has a high quality kitchen, complete with granite work surfaces and mobile island, as well as direct access to the rear garden. Beyond the dining area is a utility room, which benefits from a stable door to front, providing easy access for shopping and laundry, as well as a door to the downstairs WC.

On the first floor there is a landing with a window to the front and loft access. To the rear is the principal bedroom, which has a range of fitted wardrobes and overlooks the gardens. There are three further bedrooms and a generous bathroom, with freestanding bath and a fitted shower.

To the front you have a well kept garden area, with fenced boundaries, and a driveway for 3 cars as well as an EV charging point. A secure side access leads you through to a 50ft west facing garden that has a composite decked area, ample lawns and two timber clad blockwork outbuildings, one of which has power cabled to it.

Nearby there is a superb local pub called the Queens Head, which has regular events. In addition, you have a wonderful village shop in South Nutfield, just over half a mile away. There is also a train station, which offers services to Redhill, and from there on to central London.

- **CHARACTER HOME**
- **DUAL ASPECT LOUNGE**
- **OFF ROAD PARKING**
- **EV CHARGING**
- **COUNCIL TAX BAND: D**
- **FOUR BEDROOMS**
- **SPACIOUS KITCHEN/DINER**
- **WEST FACING GARDEN**
- **NEXT TO WOODLAND**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

13'0 x 6'0 (3.96m x 1.83m)

CLOAKROOM

6'4 x 2'10 (1.93m x 0.86m)

LOUNGE

15'7 x 11'5 (4.75m x 3.48m)

KITCHEN/DINER

21'6 x 13'0 (6.55m x 3.96m)

UTILITY ROOM

8'0 x 6'7 (2.44m x 2.01m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'2 x 11'2(max) (4.01m x 3.40m(max))

BEDROOM TWO

9'8 x 9'0 (2.95m x 2.74m)

BEDROOM THREE

11'8 x 7'7 (3.56m x 2.31m)

BEDROOM FOUR

11'7 x 7'8(max) (3.53m x 2.34m(max))

BATHROOM

9'8 x 6'3 (2.95m x 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

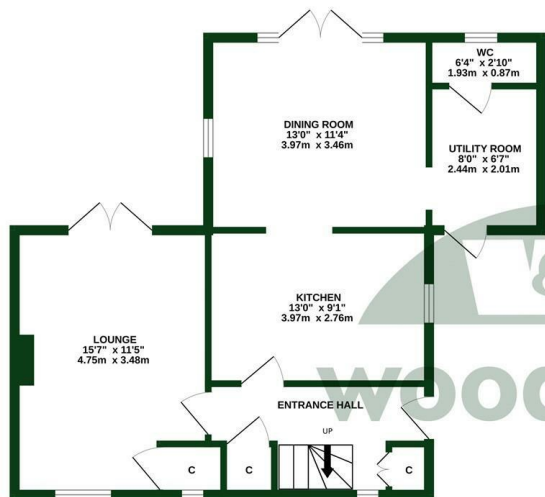
50FT WEST FACING GARDEN

OFF ROAD PARKING FOR THREE CARS

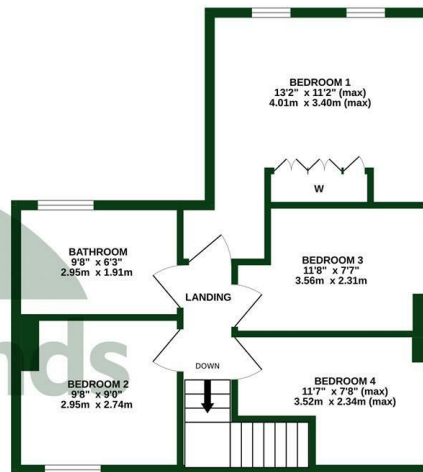
EV CHARGING POINT



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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	

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