



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**
- **NO ONWARD CHAIN**
- **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

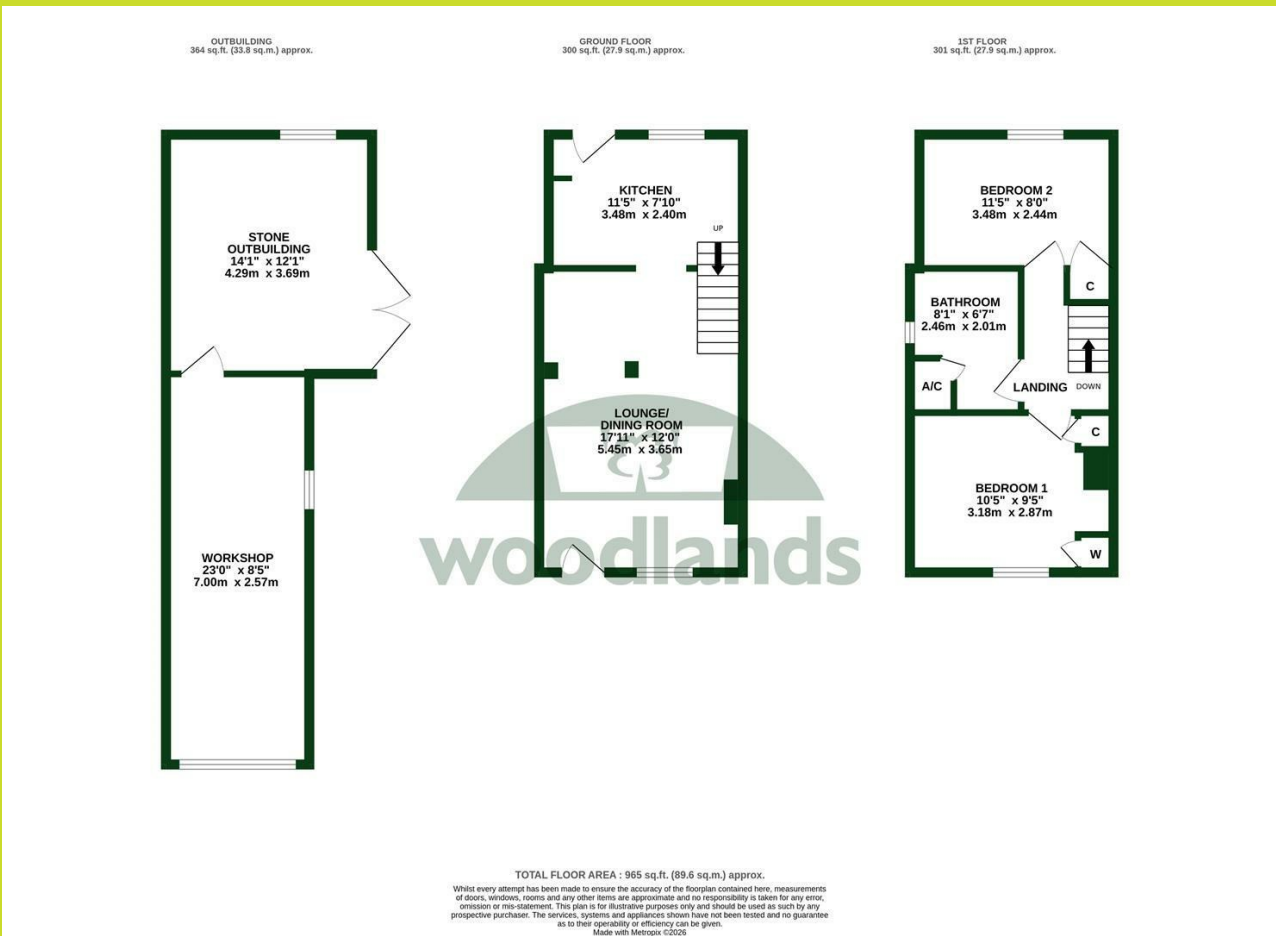
SINGLE GLAZED WINDOWS

80FT REAR GARDEN

OFF ROAD PARKING

DETACHED BRICK WORKSHOP AND OUTBUILDING
37'1 x 12'1(max) (11.30m x 3.68m(max))





woodlands

OnTheMarket.com

rightmove

Zoopla

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

propertymark

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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.