



25 Holmesdale Park, Coopers Hill Road, Nutfield, RH1 4NW

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The wide hallway invites you in and immediately establishes the sense of scale throughout with impressively high ceilings. A generously scaled cloakroom closet, bedrooms and family bathroom sit to the right, with further storage at the end and to the left is the sitting room with appropriately grand proportions and stunning views. This is an apartment with views for days. Large double glazed wooden sash windows bathe the room in light and the built in window seat and radiator cover offers an inviting spot to cosily sit and contemplate the beauty before you. Original features abound with intricate cornicing, original wooden shutters and feature fireplace. The dining area sits ensconced in the panoramic views provided by the large bay windows. The classic galley kitchen with near to full height



bespoke wooden cabinets, marble worktops and integrated appliances offers extensive storage and provides another opportunity to sit and appreciate the views. Spanning the kitchen and across the width of the main bedroom is the balcony accessed via double French doors from the bedroom. To imagine waking up in this room with its large built-in wardrobes and ensuite shower room, is to transport yourself into an idyllic retreat where you sit on the balcony with a morning coffee and blissfully appreciate the beauty and history surrounding you. The second double bedroom with views to the front is a good size and sits directly next to the family bathroom with classic bath suite and neutral tiles. Also next to the family bathroom is the third bedroom which currently presents as a study with a desk perfectly positioned directly in front of the window over the main entrance.

The property benefits from parking in front of the entrance and extensive visitor parking, as well as a large garage. In the immaculate approximately 15-acre grounds, which include a tennis court and lake, large lawn areas and pretty woodland, you can relish the grandness of mansion living.

Guide Price £700,000



Floor plan



Holmesdale Park, RH1
Approx. Gross Internal Floor Area 1,543 sq. ft. (143.34 sq. m)
Garage Internal Floor Area 192 sq. ft. (17.87 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TENURE: Leasehold - Share of Freehold
 Council Tax Band: F

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