



# Kings Mill Lane, South Nutfield

£735,000





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A truly unique and beautifully presented home offering everything modern living demands. Three generous double bedrooms, a separate lounge and a beautiful kitchen / diner with bifolds overlooking fields. Sold with no onward chain.

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Tucked away in a peaceful private setting in South Nutfield, this beautifully crafted barn-style home offers the best of modern new-build living with genuine character and flair. Built around a year ago and presented in immaculate order throughout, it combines striking design features with impressive energy efficiency and beautiful countryside views. Offered to the market with no onward chain, it's an ideal opportunity for buyers looking for something stylish, low maintenance and ready to move straight into.

Approached via a gated entrance for added privacy, the home opens into a bright and well-planned layout that suits both entertaining and day-to-day life. The ground floor is centred around an excellent open-plan kitchen/diner, with underfloor heating throughout and an air source heat pump providing efficient, comfortable living. A separate living room sits to the front, offering a cosy retreat and showcasing impressive floor-to-ceiling windows that flood the space with natural light. There is also a convenient downstairs cloakroom.

Upstairs, vaulted ceilings add height and character, with three double bedrooms, a modern family bathroom and an en suite shower room. The owners have further enhanced the home with bespoke Krieder built-in wardrobes and storage, matching the high-quality finish throughout, while electric remote-controlled blackout blinds have been installed in both main upstairs bedrooms and the living room.

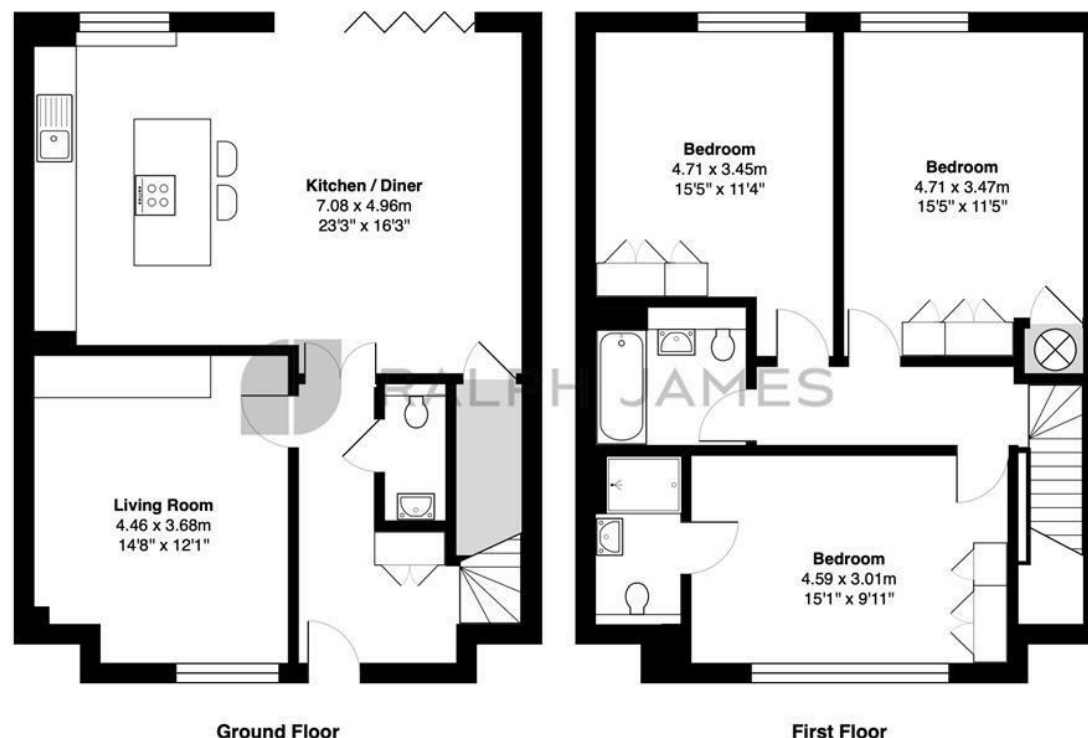
To the rear of the garden, the property backs onto open fields, creating a peaceful countryside feel and a real sense of privacy. The outlook is protected, with regulations in place preventing future development, making this a rare opportunity to enjoy long-term views in such a modern and beautifully presented home.

The home is just a short drive away from both Redhill & South Nutfield train stations, offering easy access into London / Gatwick whilst maintaining a rural feel. There are highly regarded primary and secondary schools nearby.



## Need to know

- Striking barn-style contemporary home built approximately one year ago in South Nutfield.
- EPC rating B with air source heat pump for highly efficient, low running cost living.
- Underfloor heating throughout the ground floor for year-round comfort.
- Impressive front living room with floor-to-ceiling windows flooding the space with natural light.
- Beautiful rear aspect backing directly onto open fields with protected countryside views.
- Bespoke Krieder wardrobes and joinery fitted throughout, matching the premium kitchen finish.
- Vaulted ceilings upstairs add real character and a fantastic sense of space.
- Electric remote-controlled blinds in both main upstairs bedrooms and the living room.
- Secure gated entrance with remote access
- No onward chain.



Mill Brook Mews, Kings Mill Lane, South Nutfield, Redhill

Total Area: 127.6 m<sup>2</sup> ... 1374 ft<sup>2</sup>

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## Interested?

redhill@ralphjames.co.uk  
01737 765 555

ralphjames.co.uk