



**Guide Price**  
**£700,000**

**Freehold**

3x  2x  1x 

**Nutfield Court, Church  
Hill, Nutfield, Surrey,  
RH1**

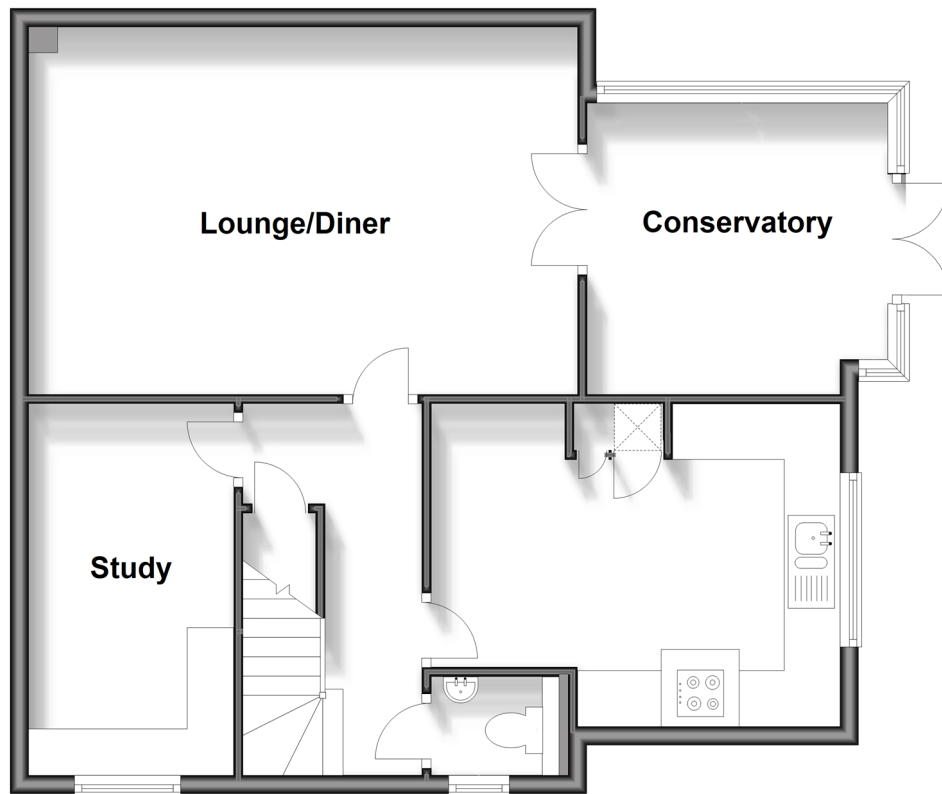
**OVER 60?**

Secure this property  
for up to **59% less!**

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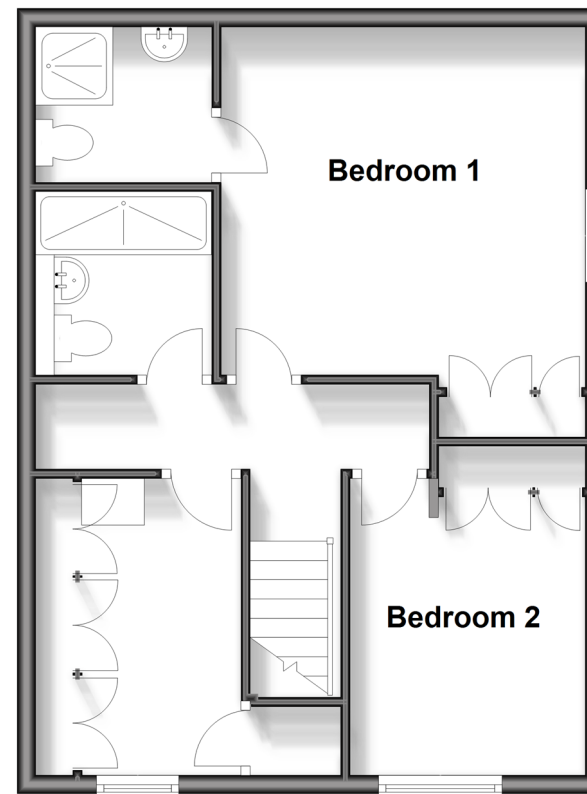
## Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Kitchen: 15'1 x 11'6 (4.60m x 3.51m)  
Study: 13'3 x 7'3 (4.04m x 2.21m)  
Lounge/Diner: 19'9 x 13'0 (6.02m x 3.97m)  
Conservatory: 11'6 x 11'0 (3.51m x 3.36m)  
Cloakroom

Landing  
Bedroom 1: 13'6 x 12'6 (4.12m x 3.81m)  
En-Suite  
Bedroom 2: 10'6 x 5'9 (3.20m x 1.75m)  
Bedroom 3: 11'3 x 8'3 (3.43m x 2.52m)  
Shower room

### OUTSIDE

Garage  
Off Road Parking

### FIRST FLOOR





## Main features

- Unique development made up of six properties
- Private and gated development
- Off road parking with garage
- Secluded rear garden with direct access from a sunny conservatory
- £700,000



### Nearest Schools

Primary Schools: Nutfield Church CofE Primary 0.8 miles, St Catherine's Primary 1.4 miles, Furzefield Primary 1.4 miles. Secondary Schools: Woodfield School 1.2 miles, St Nicholas School 1.2 miles, The Warwick School 1.5 miles. Further Education: Woodfield School 1.2 miles



### Transport Information

Train Stations: Nutfield 1.0 miles, Redhill 1.7 miles, Merstham 1.9 miles



### Address

Nutfield Court, Church Hill, Nutfield, Surrey, RH1



### Directions

For directions to this property please contact us.





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Call Redhill Branch 01737 778866 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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