



**Price**

**£800,000**

**Freehold**

3x  2x  2x 

**Moats Lane, South  
Nutfield, Redhill, Surrey,  
RH1**

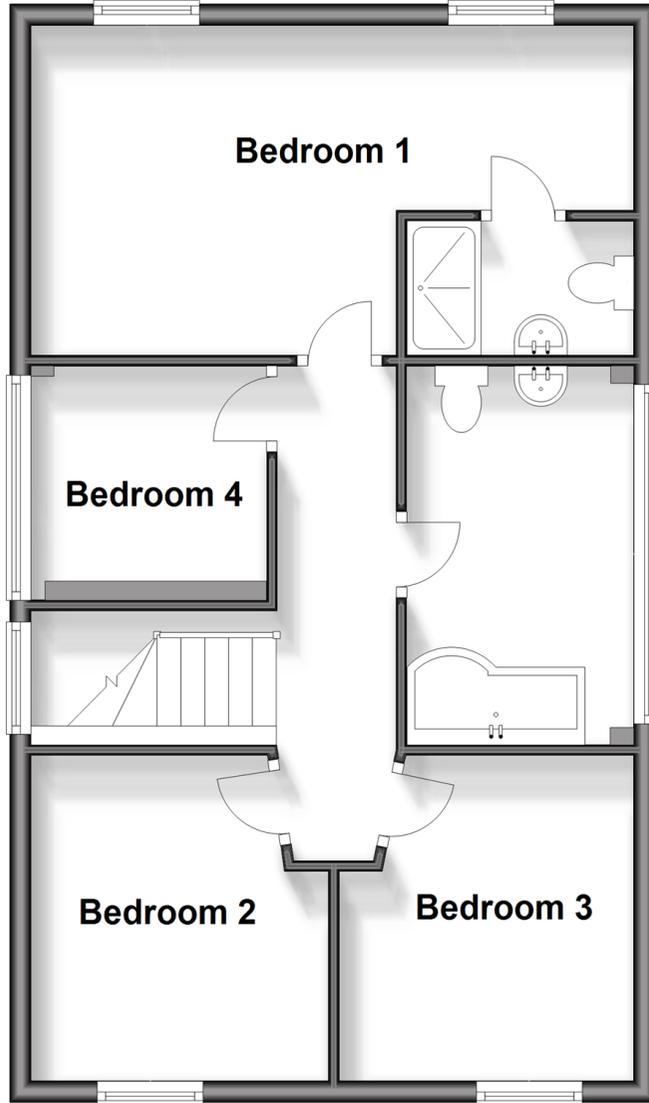
**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

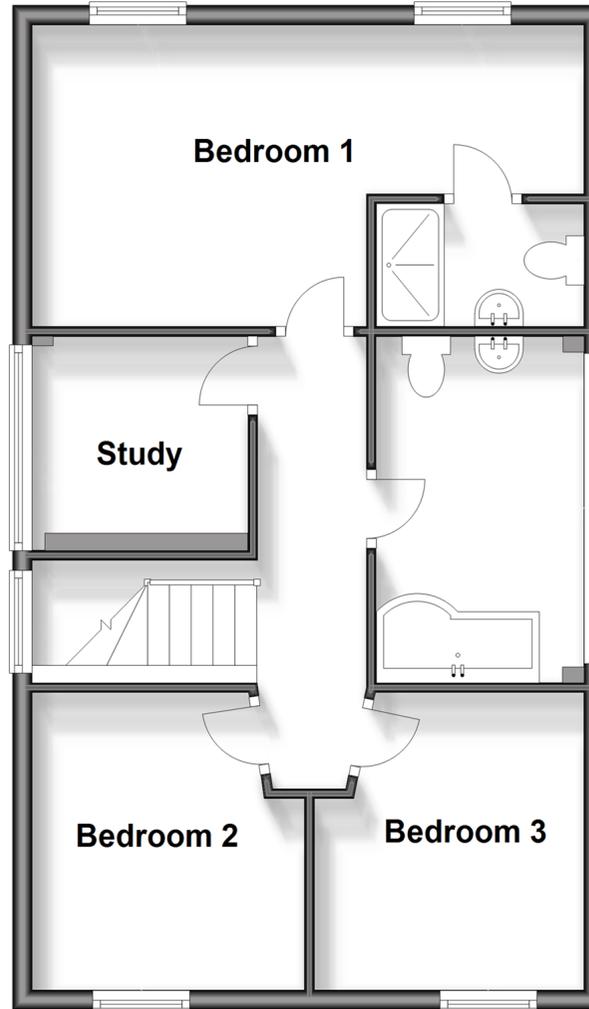
## First Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'4 x 9'5 (3.46m x 2.87m)

Utility Room

Cloakroom

Dining Room: 11'3 x 10'6 (3.43m x 3.20m)

Lounge: 18'0 x 9'5 (5.49m x 2.87m)

### FIRST FLOOR

Landing

Bedroom 1: 18'7 maximum x 10'0 maximum  
(5.67m x 3.05m)

En-suite Shower Room: 7'0 x 3'8 (2.14m x 1.12m)

Bedroom 2: 9'1 x 6'3 (2.77m x 1.91m)

Bedroom 3: 8'2 x 6'5 (2.49m x 1.96m)

Study: 8'2 x 6'5 (2.49m x 1.96m)

Bathroom: 11'1 x 7'5 (3.38m x 2.26m)

### OUTSIDE

Double Garage

Off Road Parking

Rear Garden

2 Acres of Land (TBC)



## Main features

- Recently converted Barn in a rural location
- Ample natural light
- Energy efficient air source heat pump
- Spacious and modern-fitted kitchen
- Large driveway and garage
- \*This property includes approximately 2 acres of additional land (subject to a boundary measurement by a Land Surveyor)
- This property includes additional 2 acres of land\*



### Nearest Schools

Primary Schools: Nutfield Church CofE Primary 1.3 miles, Salfords Primary 1.8 miles, Earlswood Infants School and Earlswood Junior School 2.1 miles  
Secondary Schools: Cornfield School 2.1 miles, The Carrington School 2.7 miles, Oakwood School 2.9 miles



### Transport Information

Train Stations: Nutfield 1.2 miles, Salfords 1.7 miles, Earlswood 2.4 miles



### Address

Moats Lane, South Nutfield, Redhill, Surrey, RH1



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

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



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.