

## Communication

Nutfield is on the A25 only 2 miles from Redhill Railway Station with a journey time to London Bridge/Victoria of 30 minutes at peak times.

The A25 gives easy access to the motorway network, the M25 (JUNCTION 6) is just a 3 mile journey and Gatwick airport is just 12 miles away via the M23.

## The Company

Simon Patience New Homes was established in 1996 and since this time have steadily built a reputation for constructing excellent quality family homes, to the highest standards in Surrey, Kent and the Home Counties.



A PRESTIGIOUS DEVELOPMENT BY



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# Location



SELLING AGENT



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*Disclaimer* The Artist's impressions, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. We reserve the right to vary the specification as and when it may become necessary. All photographs are indicative only. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. Cooper's Cottages is a marketing name and should not be taken as forming any part of the final postal address or name. September 2005.

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*Two distinctive four bedroom semi-detached homes in a well established residential location in Nutfield, near Redhill, Surrey*



# Nutfield

Coopers Cottages are located on the edge of the green belt, Nutfield is a very popular village located to the south of the A25 only 2 miles from Redhill.



Redhill



The Queens Head in Nutfield



The Priory Hotel, Nutfield



Nutfield Priory Health and Leisure Club



Redhill Town Centre

Although small, Nutfield has many advantages to potential buyers. Being on the edge of the green belt you can take advantage of the ample surrounding countryside. Leisure and sports enthusiasts will have plenty to occupy them, just 1 mile away is The Nutfield Priory Private Health Club, with gym and swimming facilities to members, a Hotel & excellent Restaurant. There is a Country Park just 2 miles away for sailing & watersports on the lake. Further afield there is also a public swimming pool and sports centre at Redhill.

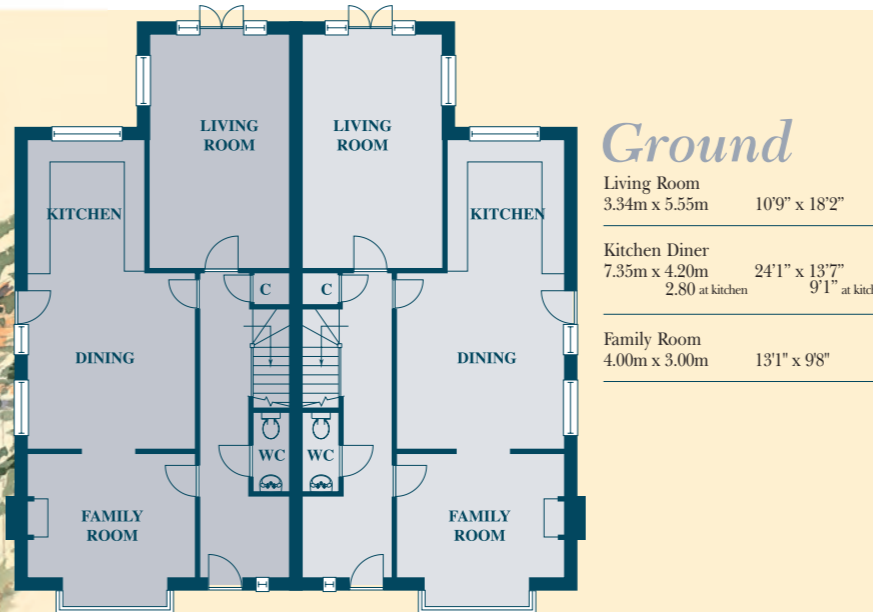
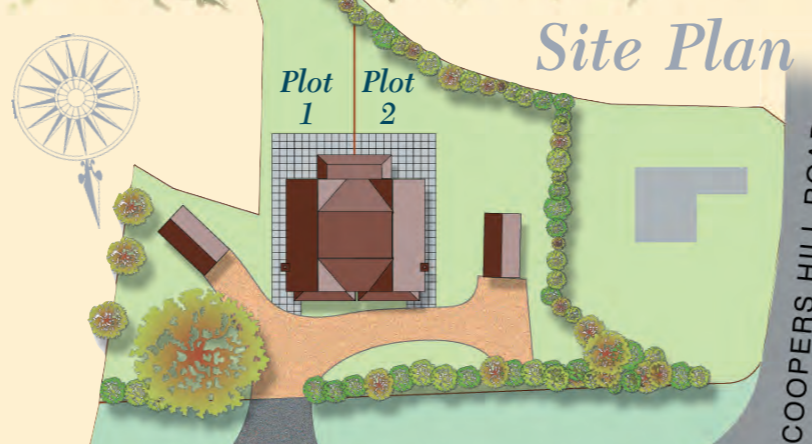
There is an excellent Golf Club at Bletchingley and also a 9 hole course and driving range at nearby Redhill. There you will also find shopping at 'The Belfry Shopping Centre' and there is also a Sainsburys.

Locally there are Pubs and Restaurants at Nutfield and also the adjoining historic village of Bletchingley.

There is a wide range of private and state schools in the area, with the excellent private junior school at The Hawthorne, so it is an ideal location for families.

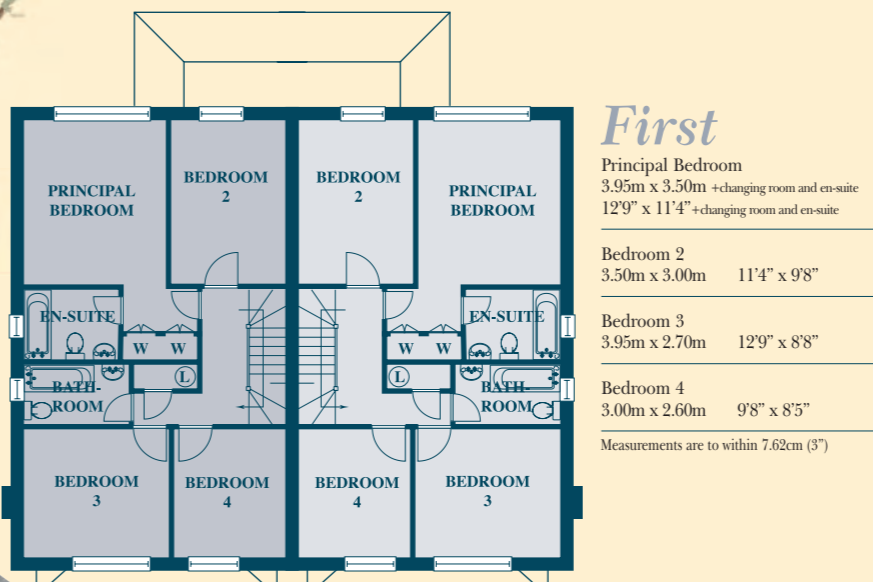


*These two beautifully constructed homes offer spacious accommodation over two floors. They comprise a large Kitchen/Diner with french doors onto the garden, a spacious Living room and a Family room. Upstairs there are four bedrooms, the Principal Bedroom has en-suite and wardrobe facilities. There are three further bedrooms, whilst both houses benefit from a large detached garage.*



## Ground

Living Room	3.34m x 5.55m	10'9" x 18'2"
Kitchen Diner	7.35m x 4.20m 2.80 at kitchen	24'1" x 13'7" 9'1" at kitchen
Family Room	4.00m x 3.00m	13'1" x 9'8"



## First

Principal Bedroom	3.95m x 3.50m +changing room and en-suite	12'9" x 11'4" +changing room and en-suite
Bedroom 2	3.50m x 3.00m	11'4" x 9'8"
Bedroom 3	3.95m x 2.70m	12'9" x 8'8"
Bedroom 4	3.00m x 2.60m	9'8" x 8'5"

Measurements are to within 7.62cm (3")

# Specification

- ◆ Half tiled bath and shower rooms.
  - ◆ Gas fired central heating.
  - ◆ Double glazed windows
  - ◆ Electronic smoke alarm
  - ◆ Burglar alarm system
  - ◆ Garage with light and power points
  - ◆ Established secluded setting
  - ◆ Front and rear gardens turfed and includes trees and shrubs
  - ◆ Riven paving patio area to rear
  - ◆ Outside tap
  - ◆ Outside lights
  - ◆ NHBC 10 year guarantee
- Principal Bedroom with wardrobes and en-suite. Three further Bedrooms.
- Living Room, Family Room, Kitchen/Diner and downstairs WC.
- \* Choice of traditional Coal Effect Gas Fire and surround in the Family Room.
- \* Choice of quality fitted kitchen, including Neff/Zanussi Oven and Hob, Integrated Washer/Dryer, Fridge Freezer and Dishwasher.
- \* Choice of ceramic tiles and emulsion colours.
- \* A choice is available depending on stage of construction.
- ◆ Low voltage downlights to Kitchen, Hall and Bathrooms
- ◆ Coving to all rooms
- ◆ TV and telephone points to all rooms and Sky compatible.
- ◆ Traditional wood flooring to Hallway.
- \* Choice of carpets.

