



NUTFIELD BROOK

AN EXCLUSIVE DEVELOPMENT OF TWO
SUBSTANTIAL FIVE BEDROOM FAMILY HOUSES
IN THE VILLAGE OF SOUTH NUTFIELD



LOCATION

AN IDYLIC COUNTRYSIDE SETTING

The village of Nutfield is situated on the A25, just 2 miles to the East of Redhill and just over 20 miles from central London. With rolling chalk downs, flower rich grasslands and ancient woodlands, this is designated an area of outstanding natural beauty. The surrounding countryside is quite stunning and some of the best walking in Southern England can be enjoyed here.

Our new development is situated adjacent to Nutfield Cricket Club, where they have been playing the noble game since 1869. The village has a number of public houses including the Inn on the Pond, a quintessential English country pub with great views over the marshes. There are a number of useful local shops and the village has its own primary school, located in Mid Street just up from our development. The church St Peter and St Paul is a listed building that dates back to the 13th century.

Less than a mile from Nutfield Brook is The Priory Farm Shop. Here you'll find a wonderful choice of locally grown fruit and vegetables as well as fish, meat, cheese and freshly baked bread and pastries. You can also pick-your-own fruit, have a quiet coffee or a tasty meal and if fishing is your thing then the lakes here have been described as a 'Fishermans' Paradise'. Nearby Redhill has a pedestrianised High Street, adjoining the Belfry Shopping Centre and there are more shops available at the Warwick Quadrant. There is also a street market each Thursday and Saturday.

Surrey is the most wooded county in England and is rich in wildlife. There are a number of wetland nature reserves in the vicinity supporting dragonflies to wildfowl. Nearby Mercers Park is used for water sports, including sailing, windsurfing and canoeing. The charming village of Betchingley, with its medieval origins is just two miles away. Noted for its specialist antique shops, the village has five pubs all conveniently within walking distance of each other. The village also boasts a well-maintained golf club.

It's in this delightful setting, that Mulberry Homes are building Nutfield Brook, two large and very special family houses.

TRANSPORT LINKS

Nutfield Straddles the A25 with Redhill and Reigate to the West and Betchingley, Godstone, Oxted, Westerham and Sevenoaks to the East. The M25 is just four miles away at Junction six, making journeys to Gatwick and Heathrow fast and easy. Nutfield has its own railway station, a five-minute walk from Nutfield Brook. From here there are trains to London Bridge and Victoria, a journey time of between 45 minutes and an hour. Trains from here also serve Tonbridge, Maidstone and Gatwick Airport.

SPECIFICATION

Nutfield Brook is a wonderful example of our philosophy: a small individual development, in a prime location, built to the highest standards of design, beautifully finished and with the latest technology built in as standard.



KITCHEN

The bespoke German designer kitchen forms the hub of your home. Finished with beautiful Silestone worktops and fully fitted high quality integrated appliances from Neff. Co-ordinated porcelain floor tiling to the kitchen, breakfast room, family room and utility rooms offers style and practicality with an impressive finish.

BATHROOMS AND EN SUITES

Crisp white sanitary ware complemented by contemporary Hansgrohe fittings. Villeroy and Boch wall and floor tiling with chrome heated towel rails to all bathrooms and en suites.

HEATING

A highly efficient gas-fired central heating system is provided in conjunction with a pressurised hot water cylinder. Independent room controlled underfloor heating to the ground floor. First and second floor heating by radiators with independent thermostatic controls. All bathrooms and en-suites have chrome ladder towel rails that are heated off the hot water system to enable towel drying during the summer months. A separate immersion heater is fitted to the hot water cylinder.

ELECTRICAL

Your new home benefits from TV/Satellite and BT points with the provision of Sky+ to the lounge, family room and master bedroom (subject to subscription). The latest ultra low energy LED downlights throughout. NACOSS approved security alarm system with infra red sensors.

INTERNAL DESIGN

Solid ground floor with traditional timber first and second floor. Highly efficient uPVC double glazed flush casement windows with satin chrome hardware complying with the latest 'Secure by Design' standards. Powder coated aluminium bi-fold doors to the kitchen. The solid European oak staircases are finished with clear varnish. Internal doors throughout are flush oak veneer with satin chrome furnishings.

EXTERIOR

Landscape designed front and rear gardens, laid to lawn with mature trees and shrubs. Block paved driveways with Indian sandstone paths and patio areas.

PEACE OF MIND

Your new home will be covered by a 10 year warranty by Premier Guarantee. Premier independently survey the property during construction and, upon satisfactory completion, issue their warranty. All premiums are paid for by Mulberry Homes. In addition, Mulberry Homes has a dedicated customer after-care service, providing peace of mind for two years after you move into your new property.



SITE PLAN



A scenic view of a lake in Surrey, England, with a teal overlay containing text. The image shows a calm body of water in the foreground, with a line of trees and a wooden dock in the middle ground. The background features rolling green hills under a clear sky. The teal overlay is positioned in the upper half of the image, and the text is centered within it. The foreground is partially obscured by out-of-focus green leaves and white flowers.

BUILT IN ONE OF THE
MOST BEAUTIFUL
PARTS OF SURREY

ABOUT MULBERRY HOMES

Mulberry Homes is not a volume builder, preferring to specialise in small, individual developments, ensuring the quality of the homes and the reputation of the Company are maintained. Our objective is to continue building on our tradition of excellence.

Attention to detail, design quality, local knowledge and an expertise in developing are all factors that have helped make Mulberry Homes the success it is today.

The company employ a friendly and dedicated team, led by Stewart Penney and Adam Norton, who between them have over 30 years experience of house building and development.

NUTFIELD BROOK

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For further information about this exciting development, please call 020 8974 9486 or visit www.mulberry-homes.co.uk



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