

Horley Road
Charlwood, RH6

Freehold
Offers in excess of £650,000



Guide £650,000 - £700,000 | Three Double Bedrooms | Double Aspect Master Suite | Three Reception Rooms | Study | Utility | Workshops in Garden | Parking for Numerous Vehicles | Large Plot | Stunning Views | Gatwick Airport 10 Minutes...ctd...

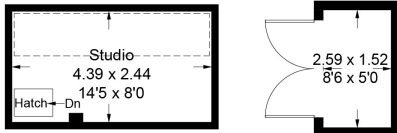


THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
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 powerbespoke
— remarkably different. —

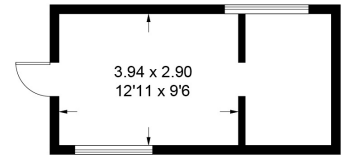
Approximate Gross Internal Area = 156.1 sq m / 1680 sq ft
 Outbuildings = 58.6 sq m / 631 sq ft
 Total = 214.7 sq m / 2311 sq ft

 = Reduced headroom below 1.5m / 5'0"



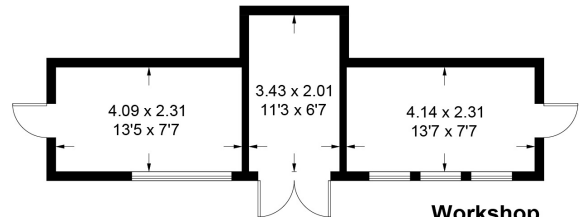
(Not Shown In Actual Location / Orientation)

Studio



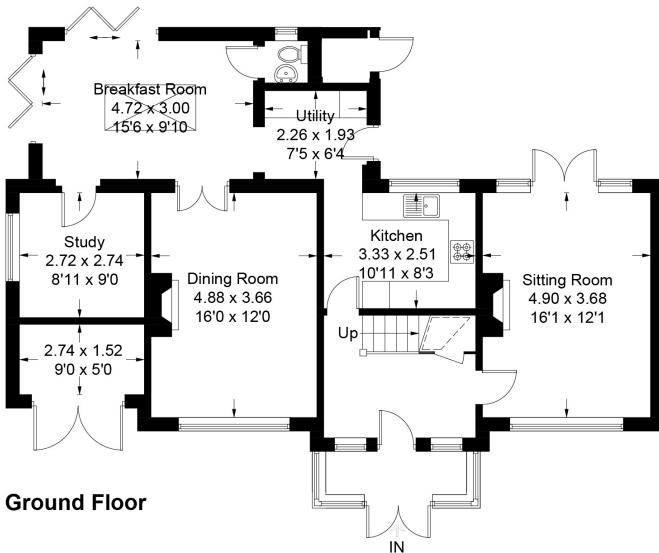
Workshop

(Not Shown In Actual Location / Orientation)

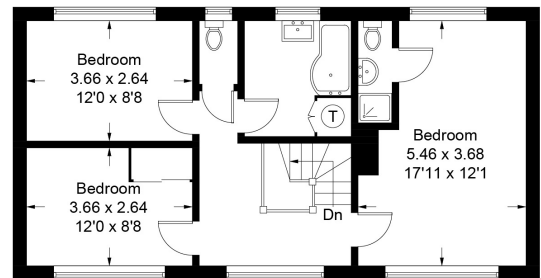


Workshop

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID338365)

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<center>Three Double Bedrooms | Double Aspect Master Suite | Three Reception Rooms | Study | Utility | Dining Room with Bi Fold Doors to Garden & Lantern Roof | Large Entrance Hall | Entrance Porch | Garage Storage with Useful Loft Space Above | Workshops in Garden | Parking for Numerous Vehicles | Large Plot | Stunning Views | Gatwick Airport 10 Minutes | Village Borders |

Guide Price: £650,000 - £700,000</center>

A large, stunning, family home offering great views across fields to the side and rear.

Situated in a large plot, the house offers many rooms across the ground floor and three double bedrooms upstairs making it versatile and fit for many purposes.

Niton was extended with a beautiful dining area that has bi-fold doors to the side, field views and the rear garden, above is a lantern roof and below is underfloor heating.

There's over 1600 square feet of internal space and 2300 square feet overall of functional indoor space.

Views to the side underframe the sunrises across the East facing field whilst the garden as a whole is South facing.

The current owners have lived here for over 30 years and only a change in circumstances instigates the sale.

Internal viewings are strictly by appointment and will be accompanied by an experienced, local agent.

</U>Other Information...</U>

Parking Arrangements: Numerous Vehicles on driveway

Vendors position: To find

Council Tax Band: G

Tenure: Freehold

Age of Boiler: October 2016 (still under warranty)

Windows Installed: Some recent and some are due to be installed soon.

Garden Direction: South

Nearest Train Station: Gatwick (10 mins door to door) & Horley.

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