

*A beautifully presented 4 bedroom detached character house that has been extended and refurbished, creating a spacious family home including many character features throughout and situated in a quiet residential location*



Church Road, Horley, Surrey, RH6 8AB



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*If you're looking for a spacious character home situated in a quiet location and with good transport links? Then this could be the ideal home for you.*

### *the rooms and garden...*

- Entrance Hall
- Living Room
- Formal Dining Room
- Family Room
- Downstairs Cloakroom
- Bespoke and hand crafted Kitchen/Breakfast Room
- Utility Room
- Principle Bedroom with open plan en suite, walk in wardrobe and separate toilet
- 2<sup>nd</sup> Bedroom with en suite shower room
- 2 further Double Bedrooms
- Family Bathroom
- Block paved frontage with parking for several cars and integral garage
- Beautiful rear garden with patio and lawn

### *the features...*

- Period fire places in both the living room, dining room and 3 of the bedrooms
- Modern family room with inglenook fireplace and log burning stove
- High skirting boards and picture rails
- Beautiful coving and ceiling roses
- Spacious entrance hall with newly laid tiled flooring and a staircase with turned balustrades and new carpeting
- Wooden sash windows in many rooms
- Plenty of storage throughout the house
- Modern unvented, gas fired central heating system

### *the location...*

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill, and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast, there is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.

see more on back page





## *the house in more detail...*



The property is accessed through the covered entrance porch which leads into a beautiful main entrance hall with newly laid tiled flooring and stair case rising to the first-floor landing with turned balustrades. Under the stairs is a generous size storage cupboard.

Located to the front of the property is a light and airy living room with bay sash windows overlooking the front and an open fireplace with decorative surround and slate hearth. Either side of the chimney, cupboards and shelving have been built in to the recesses. The dining room is located to the rear with a window overlooking the garden, stripped wooden flooring and the original cast iron fire place with red tile backing and hearth. There is a separated inner hall located offering access to a downstairs cloak room, garage and a storage cupboard.

The kitchen/breakfast room is located to the rear of the property with solid oak wooden flooring and has been hand crafted with bespoke units, topped with Corian work surfaces and an inset Belfast sink. Within the kitchen there is a double range master cooker and space for a dining table and chairs. Integral units include a dish washer and a fridge. Leading off the kitchen is a generous size utility room with plumbing and space for both washing machine and tumble dryer and space for an American style fridge/freezer. Also, located in the utility room is the airing cupboard that houses the Megaflow unvented heating system.

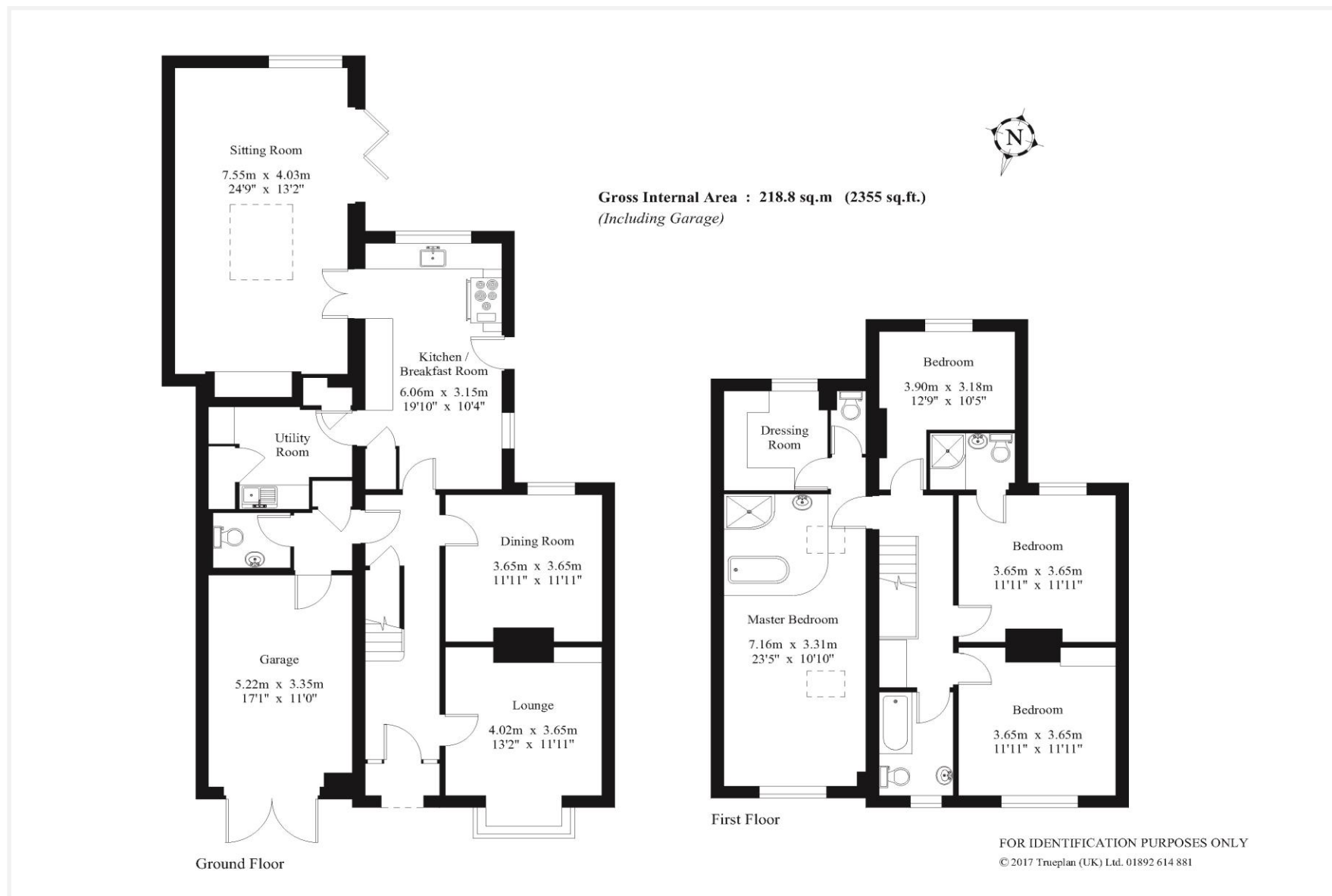
The large family room located to the rear of the property has bifold doors that lead out to the rear garden and an inglenook fireplace with a log burning stove giving the room a beautiful focal point. The room also has a large skylight and downlighters creating a very light room.



Situated off the first-floor landing there are 4 double bedrooms, a family bathroom and an airing cupboard. The large principle bedroom offers a dressing room and an open plan en suite with double glazed sash window to the front and skylights flooding the room with natural light. The en suite comprises of a free standing clawfoot bath, shower cubical, wash hand basin, body dryer and a separate W.C. The second bedroom has a decorative fireplace and offers a modern en suite shower room that has been fully tiled with walk in shower, W.C. and wash hand basin. Bedrooms 3 and 4 are both good size double bedrooms again with decorative fireplaces.

Externally to the front of the property there is block paving offering parking for several cars and flower beds along the front of the property. The sunny south facing rear garden is mainly laid to lawn with a patio abutting the rear of the property and mature shrub beds.

# the floorplan...



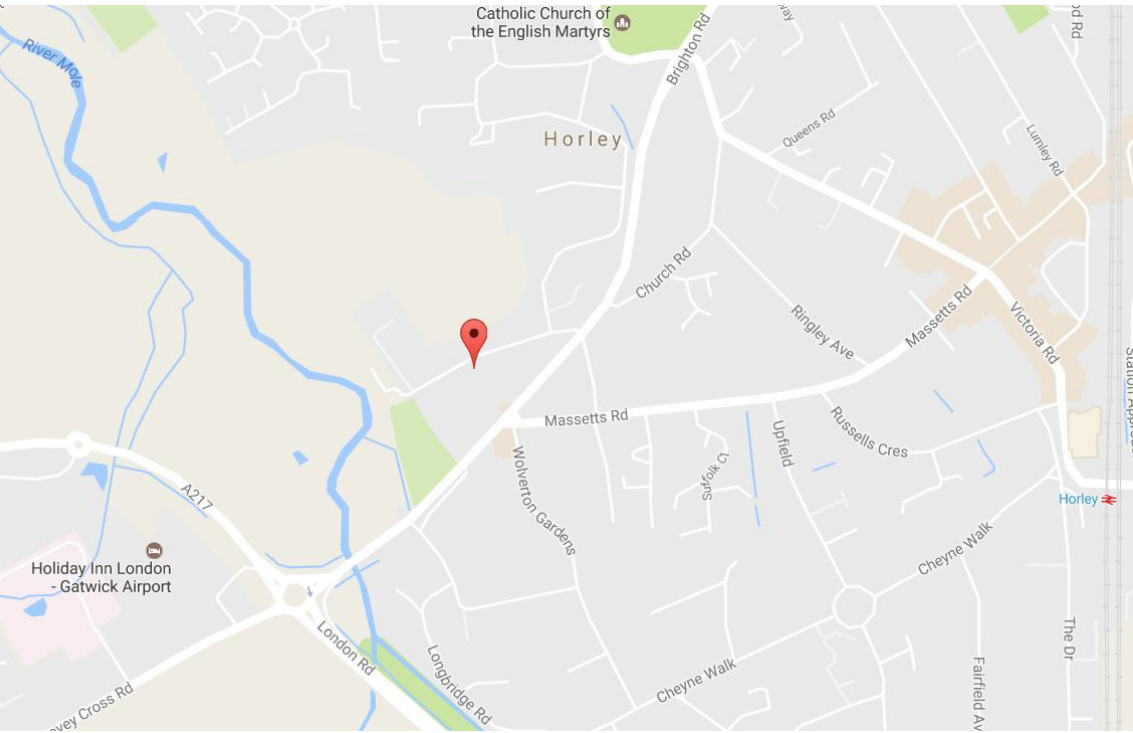
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



# the location...

maps courtesy of  
Google maps

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## not far from...

- Crawley - 6 miles
  - Redhill - 5.6 miles
  - Reigate - 6.1 miles
  - Gatwick - 1.5 miles
  - Brighton - 28 miles
  - Manor Royal Industrial est - 2.7 miles
- Distances are measured on Google from our office in Horley (postcode RH6 7PP)



## Stations

- Horley
- Salfords
- Three Bridges
- Redhill

more details from [www.thetrainline.co.uk](http://www.thetrainline.co.uk)



## Shops

- Horley Town
- Tesco Extra, Hookwood
- County Mall, Crawley
- Belfry Shopping Centre, Redhill

## Relaxing

- Archway Theatre, Horley
- Ye Olde Six Bells, Horley
- Blue Bell Railway, Sheffield Park
- Go Ape Tree Top Adventures, Crawley
- Denbies Wine Estates, Dorking
- Lingfield Race course
- British Wildlife Center, New Chapel.

# more details from Mansell McTaggart...

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