



Charlwood, Surrey

Asking Price £700,000

Charlwood, Surrey

A delightful four bedroom semi-detached residence measuring 2,614 square feet excluding outbuildings which provide scope to convert under the usual planning consents. There is plenty of character with cast iron fireplaces and spacious rooms offering versatile and adaptable accommodation.

KEY PROPERTY FACTS

- Semi detached character family home
- 4 bedrooms
- 4 reception rooms
- Character features
- Off road parking
- South facing courtyard garden
- Council tax band F, £2,727.76
- Living Space 2,614 sq ft
- EPC rating E

LOCATION

Charlwood is a pretty Surrey village with local shops and the popular pubs 'The Charlwood' and the 'Half Moon' which are both within walking distance. There is a local primary school which is currently rated as 'Good' on the Ofsted report. Larger towns nearby include Horley, Crawley, Reigate and Dorking. The parish has over 80 listed buildings and features, including 28 medieval open hall houses.

TRAVEL

The M23 provides easy access to London, the M25 and the wider motorway network, Gatwick station provides excellent rail links direct to central London and further afield.

DESCRIPTION

This delightful character home dates back to the early 1900's with many original features including sash windows and Victorian cast iron fireplaces. Each room offers something different with a spacious drawing room and a very nice family room which is an ideal snug, just off the kitchen. There are two further reception rooms and an extremely bright kitchen with views over the garden area and outbuildings. The kitchen has an comprehensive range of wall and base units with contrasting work surfaces, sink unit, electric double oven, gas hob, integrated Fridge/freezer, dishwasher and freestanding boiler. There is plenty of space for a large dining table. The utility room has plumbing and space for washing machine with a stable door to the rear courtyard. There is a shower room comprising a shower cubicle with an oversized shower head, WC, wash hand basin and tiled walls. At the front of the property there is a stain glassed front door opening on to a spacious hallway with stairs to the first floor.

The master bedroom has a front aspect with built-in wardrobes and a cast iron Victorian fireplace. Bedrooms three and four also feature fireplaces.

The family bathroom has a panelled bath with Victorian mixer tap and shower attachment, WC, bidet, Victorian style pedestal wash hand basin, part tiled wall and access to the loft.

OUTSIDE

There is a smart block paved driveway with wooden double gates leading to the south facing rear courtyard garden with flower beds to one side. The former stable block has scope to convert into an annexe (STPP) and incorporates a tack room, laundry room and storage room. There is an attached double garage with up and over door power and light. The property is offered to the market with no onward chain

BEST BITS

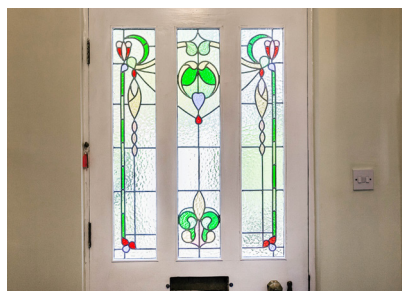
Flexible and adaptable accommodation
Pretty Surrey Village location



2.9
Mile
HORLEY
TOWN
CENTRE



3.3
Mile
GATWICK



REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

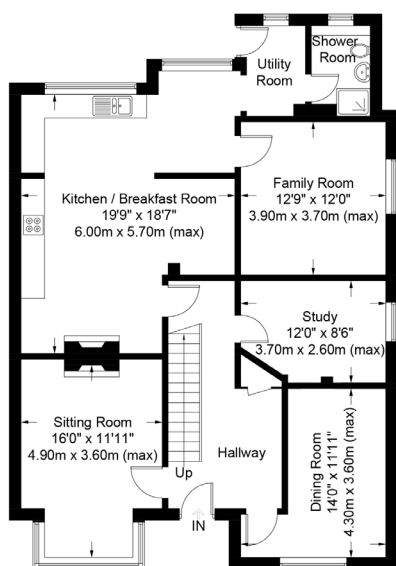
OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

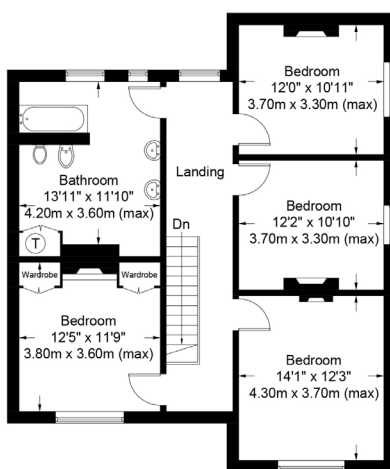




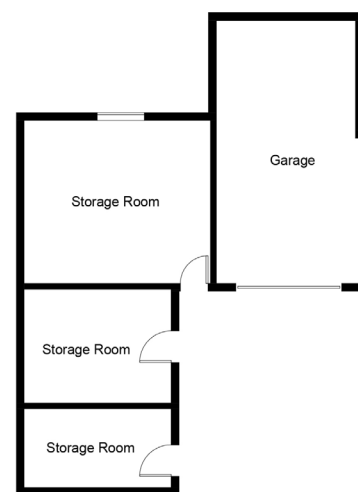
Approximate Gross Internal Area = 2614 sq ft / 242.8 sq m
(Excluding Outbuilding)



Ground Floor = 1727 sq ft / 160.4 sq m



First Floor = 887 sq ft / 82.4 sq m



(Not Shown In Actual Location / Orientation)
Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID433538)

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ESTD 1989