



Seymour Mews Malthouse Lane, Horley, RH6 8FY



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Seymour Mews, RH6 8FY

A rare opportunity to purchase part of a converted stable block and located on a private road, this beautiful 4 bedroom barn conversion completed in 2018 to a high end specification, offers versatile living accommodation for families and couples with a good sized private rear garden and allocated parking for 2 cars.

On entering the property you are greeted with a spacious and airy entrance hallway with under floor heating, vaulted ceilings and attractive French doors overlooking the central courtyard. Doors leading off from the hallway are to the kitchen/dining room, 2 downstairs bedrooms, family bathroom, large airing cupboard and there are stairs leading to the first floor landing. The modern and spacious kitchen/dining room offers a fantastic space for entertaining with double doors opening up to the living room, external door to the garden and vaulted ceiling with attractive wooden beams. The kitchen is fitted with an attractive range of grey shaker style wall and base units with granite work tops, large central island and inset stainless steel sink. Integrated appliances including oven, microwave, 5 ring induction hob with extractor hood over, dishwasher and 70/30 fridge/freezer. The dual aspect living room has windows to the side and front of the house as well as a stable door to the garden, vaulted ceilings and wooden beams continue through from the kitchen and there is an attractive feature fireplace with electric stove.





The two downstairs bedrooms are both doubles with windows overlooking the back of the property, one of the bedrooms has an en-suite bathroom fitted with panelled bath with shower over, glass shower door, wall hung W.C and wash hand basin with vanity unit under, heated towel rail and partly tiled walls and floor. The family bathroom is also located on the ground floor and is fitted with panelled bath with shower over, glass shower door, wall hung toilet and wash hand basin with vanity unit under, heated towel rail and partly tiled walls and floor. On the first floor there is the master bedroom with en-suite and a further double bedroom, the large master bedroom has floor to ceiling windows overlooking the courtyard, vaulted ceilings with exposed wooden beams and fitted wardrobes. The en-suite is fitted with a large walk in shower with glass doors, wall hung W.C and wash hand basin with vanity unit under, heated towel rail and partly tiled walls and floor.

Outside the property has a private 'L' shaped garden with patio area running along the side of the house and the rest being laid to lawn. Within the garden there are raised beds, 2 wooden sheds and wooden fencing enclosing the whole space.

To the front there is a central courtyard with paved pathway leading to the communal gravel parking area with 2 allocated parking spaces.

Service charge £650 annually

Council tax band: E//Tenure: Freehold





- A beautiful four bedroom barn conversion
- High end specification throughout
- Large kitchen/dining room with built in appliances and granite worktops
- Spacious living room with feature electric fireplace
- Vaulted ceilings with wooden beams
- Master bedroom with fitted wardrobes and en-suite
- Three further double bedrooms, an en-suite and a family bathroom
- 'L' shaped private rear garden
- Parking for two cars
- EPC rating C // Council tax band E



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.



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Ground Floor
Approximate Floor Area
1041.62 sq ft
(96.77 sq m)

First Floor
Approximate Floor Area
412.36 sq ft
(38.31 sq m)

Approximate Gross Internal Area = 135.08 sq m / 1453.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Mansell McTaggart Horley

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