



Meath Green Lane, Horley

Guide Price £775,000 – £825,000



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## Meath Green Lane, Horley

Council Tax Band 'F' and EPC 'F'

Saxley Farm is a beautifully presented Tudorbethan, four bedroom detached family home oozing with history and boasting tasteful character features. It is a quintessential English country cottage with a large garden and orchard and would suit anyone with equestrian interests. There is a large stable with sand school directly opposite.

Available for only the second time since it was built, the home was originally exhibited on the 'Ideal Home Exhibition' of 1919, then transported to a peaceful drive off Meath Green Lane, where it was positioned on a generous plot with stunning views of the North Downs, Pilgrims Way and idyllic greenery.

The current owners have meticulously upgraded the property, accentuated the original character features and extended into the loft and rear over time. The property is ideally located within close proximity of Horley town centre, Reigate town, transport links, Gatwick Airport, schools and amenities.

Upon approach to the property, you turn off Meath Green Lane to a lovely gravelled drive leading to the property, where you initially notice the beautiful Tudorbethan design and picturesque frontage. There is a driveway with parking for multiple vehicles, access to the garage and door to the main residence.

Downstairs the property accommodates a contemporary kitchen and utility area, part of a recent extension, which also includes a downstairs shower room.





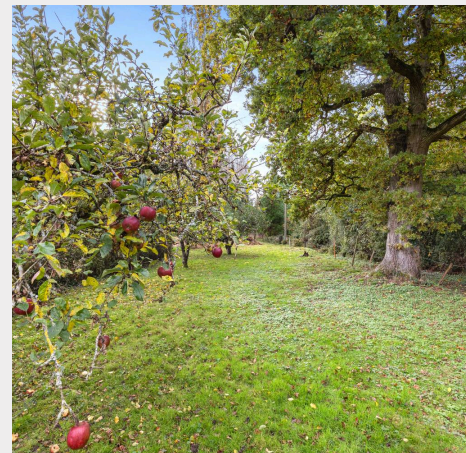
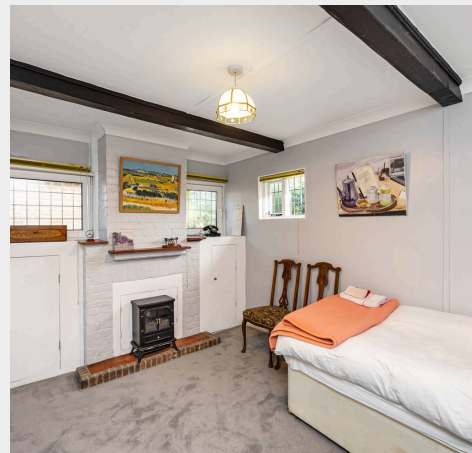
## Meath Green Lane, Horley

There is also a large dining room with space for an extended dining table, freestanding furniture and windows to rear. There is also a versatile reception room with space for sofas and furniture, and doors leading to the conservatory, with beautiful views of the garden. Three bedrooms are also downstairs, two are double rooms with space for a bed and furniture. Jack and Jill doors also allow access to the shared bathroom, the first of these benefitting from fitted wardrobes. The third is a single with double doors, currently used as an office.

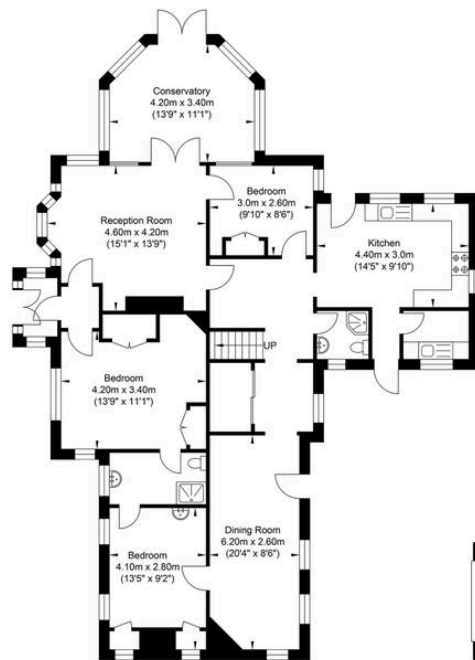
Upstairs, there is a further bedroom and bathroom. It can easily house a double bed and furniture and boasts ample eaves storage. To rear, the garden is a fantastic size with a manicured lawn encompassing a range of mature trees and shrubs. There is also a large garden room and summer house. A patio abuts the property, and gives unobstructed views of the North Downs, Pilgrims Way and idyllic Surrey countryside.

Tenure: Freehold

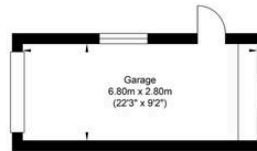
- Four bedroom detached character property
- Constructed 1919 after being displayed at the 'Ideal Home Exhibition'
- Garage and large driveway
- Beautiful mature garden, with unobstructed views of the North Downs and countryside
- Further potential for extension and improvement (STPP)
- Located off a peaceful road on Meath Green Lane



## Green Lane



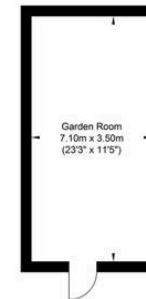
First Floor  
Approximate Floor Area  
274.04 sq ft  
(25.46 sq m)



Garage  
Approximate Floor Area  
204.94 sq ft  
(19.04 sq m)



Summer House  
Approximate Floor Area  
52.63 sq ft  
(4.89 sq m)



Garden Room  
Approximate Floor Area  
267.48 sq ft  
(24.85 sq m)



Ground Floor  
Approximate Floor Area  
1373.04 sq ft  
(127.56 sq m)

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Approximate Gross Internal Area ( Excluding Garage/Garden/Summer House ) = 153.02 sq m / 1647.09 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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