



Wartlesville Way, Horley

£850,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





## Warltersville Way, Horley

A well presented and spacious 5 bedroom detached chalet bungalow, idyllically located down a peaceful private lane, overlooking fields, which has been extended and remodelled offering a versatile living experience. The property also has planning approved to convert the double garage into an annexe. (plans available upon request). It is also conveniently located within close proximity of Horley town centre, Horley train station, Gatwick Airport, shops, schools and amenities.

Upon approach to the property, there is a private gravelled road, at the end tucked away in the corner, overlooking the fields the property is perfectly located and secluded in its generous wrap around gardens, with high reaching trees. There is a sizable driveway for numerous vehicles, access to the double garage and a path leading to the front door.

On entering the property you are greeted with a spacious entrance hallway giving access to all rooms and stairs ascending to first floor. All bedrooms are well proportioned rooms, easily accommodating double beds and furniture. There is also both a modern shower room which was recently refitted, and sizable bathroom which adjoins the utility room. Bedroom 5 is upstairs, with multiple fitted storage cupboards and eaves storage available. The room is a further double room with space for beds and furniture, dual aspect windows, and an en-suite.

Continuing to the living accommodation, there is a beautiful sized living room with panoramic windows overlooking the garden, flooding the room with light. There is also a tasteful feature fireplace, parquet wooden flooring underfoot.





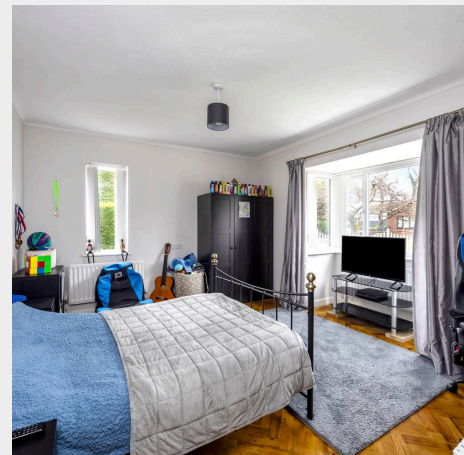
## Warltersville Way, Horley

The formal dining room is an equally generous sized space. There is also an open plan kitchen/diner which has recently been extended and modernised creating a fantastic open space with patio doors to the garden. The modern kitchen is fitted with a range of grey units and central island with granite work tops and inset sink/drainer unit with Quooker tap. Integral Neff appliances include dishwasher, induction hob, electric oven, electric combo oven and there is also a wine fridge, cooker hood and space for an American fridge/freezer. There is also ample space for a 6+ person dining table and has French doors leading to the garden.

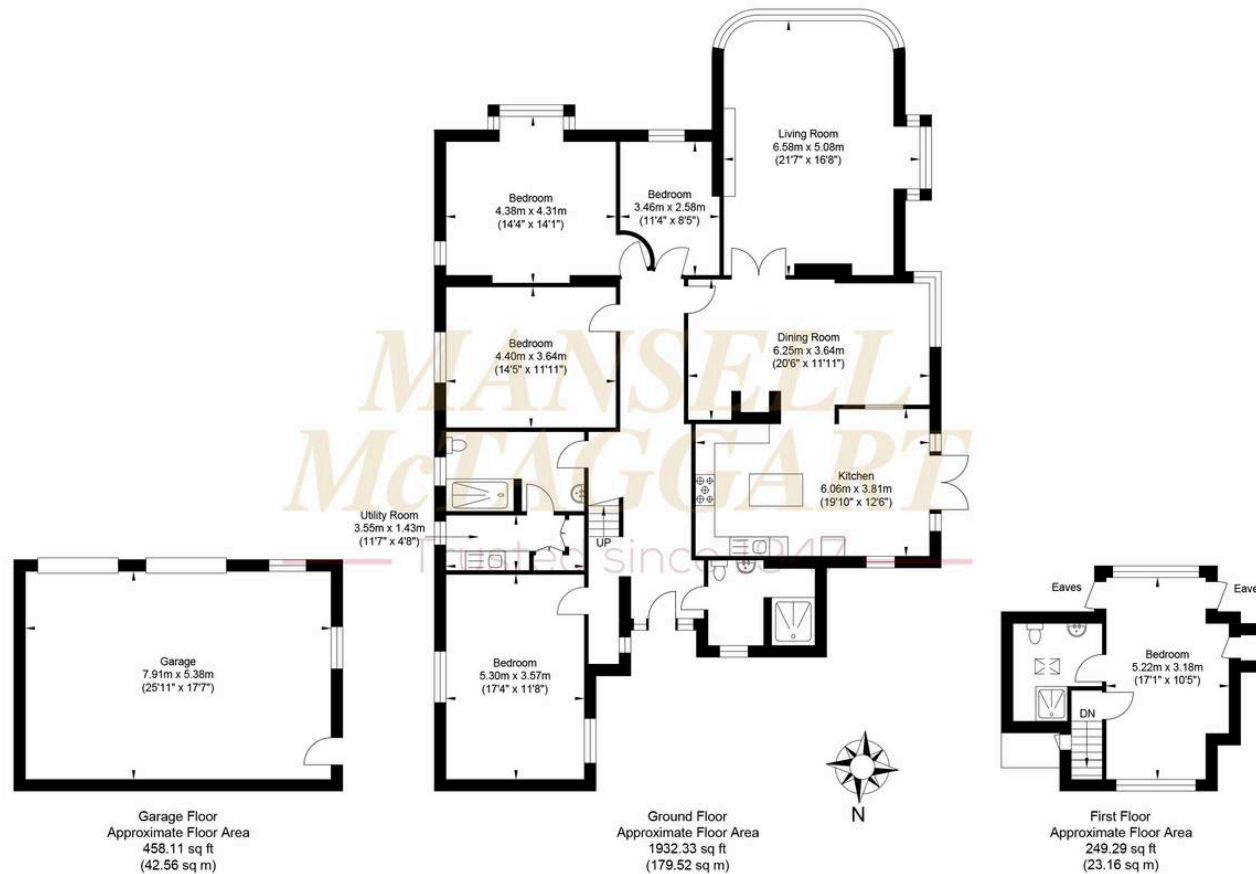
To the rear of the property, there is a well-manicured lawn, with a host of matured trees and shrubs with high reaching trees creating a natural sense of seclusion whilst offering uninterrupted views of the open fields, often seeing a mixture of wildlife and grazing horses.

Tenure: Freehold

- 5 double bedrooms
- Idyllic location overlooking fields
- Double garage with planning to be converted to an annexe
- Parking for multiple vehicles
- Wrap around garden with high reaching natural borders
- Excellent potential for further extension and improvement (STPP)
- Close proximity to Horley town centre, Horley & Gatwick Airport train stations and Gatwick Airport
- Gas central heating
- Council Tax Band 'F' and EPC 'C'



## Warltersville Way



Approximate Gross Internal Area (Excluding Garage) = 202.68 sq m / 2181.62 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

[horley@mansellmctaggart.co.uk](mailto:horley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)