



Smallfield Road, Horley

£650,000



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## Smallfield Road, Horley

A beautifully presented three double bedroom property, originally constructed in 1872 which been extended and improved to a high standard over time, sat in a generous plot spanning circa ¼ acre plot (tbv) in a popular residential location. The property is within close proximity of Horley town centre, train station, walks and amenities.

Upon approach to the property, you enter Langshott Lane which was the entrance to Langshott Manor. You will notice the old gate visible with the gatehouse which is encompassed within Langshott Lodge. Gated access leads to the property, which is surrounded by high reaching trees, creating a sense of privacy, driveway for numerous vehicles, access to the garage, and beautiful grounds surrounding the property. The main entrance is a single gate siding on to Smallfield Road. From here a path leads to the original arched door. From here, a hallway leads to all three bedrooms, bathroom, guest bathroom, living room and kitchen/dining room. The living room is of impressive proportions, with ample space for multiple family sofas and any freestanding furniture you may wish. There are also dual aspect windows allowing in lots of natural light, multi fuel feature fireplace and original parquet flooring underfoot. A doorway leads to the study. This was the original gatehouse of Langshott lodge, with panoramic windows original and original oak door.

All three bedrooms are surprisingly spacious, easily accommodating double beds and furniture, with bedroom one having a lovely bay window and bedroom three fitted wardrobes. The family and guest bathroom have both been recently refitted, the family bathroom houses a full length panelled bath, w/c, wash hand basin and a linen cupboard. The guest bathroom has a shower, further w/c and wash hand basin.





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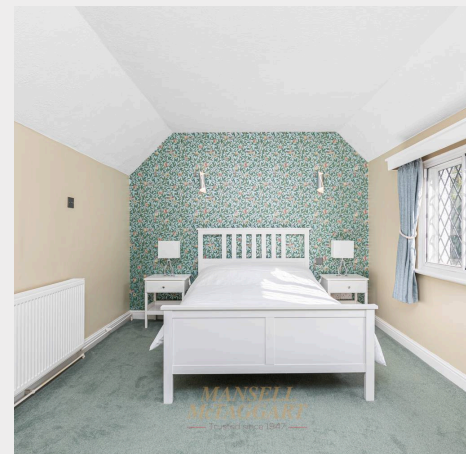
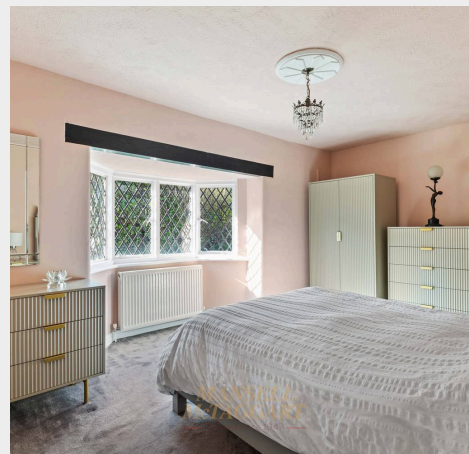
The kitchen/dining room has also been refitted to a high standard with contemporary wall and base units, with white stone tops over. There is also an array of high specification fitted appliances, space for a six+ person dining table and access to a large storage cupboard housing the boiler and the orangery. The orangery has been recently added by the current owners and is a fantastic addition to the home. There are triple aspect windows overlooking the gardens and skylight flooding the room with light. This is a versatile space currently used as a living space, however, could be used as a playroom or dining room with French doors to rear.

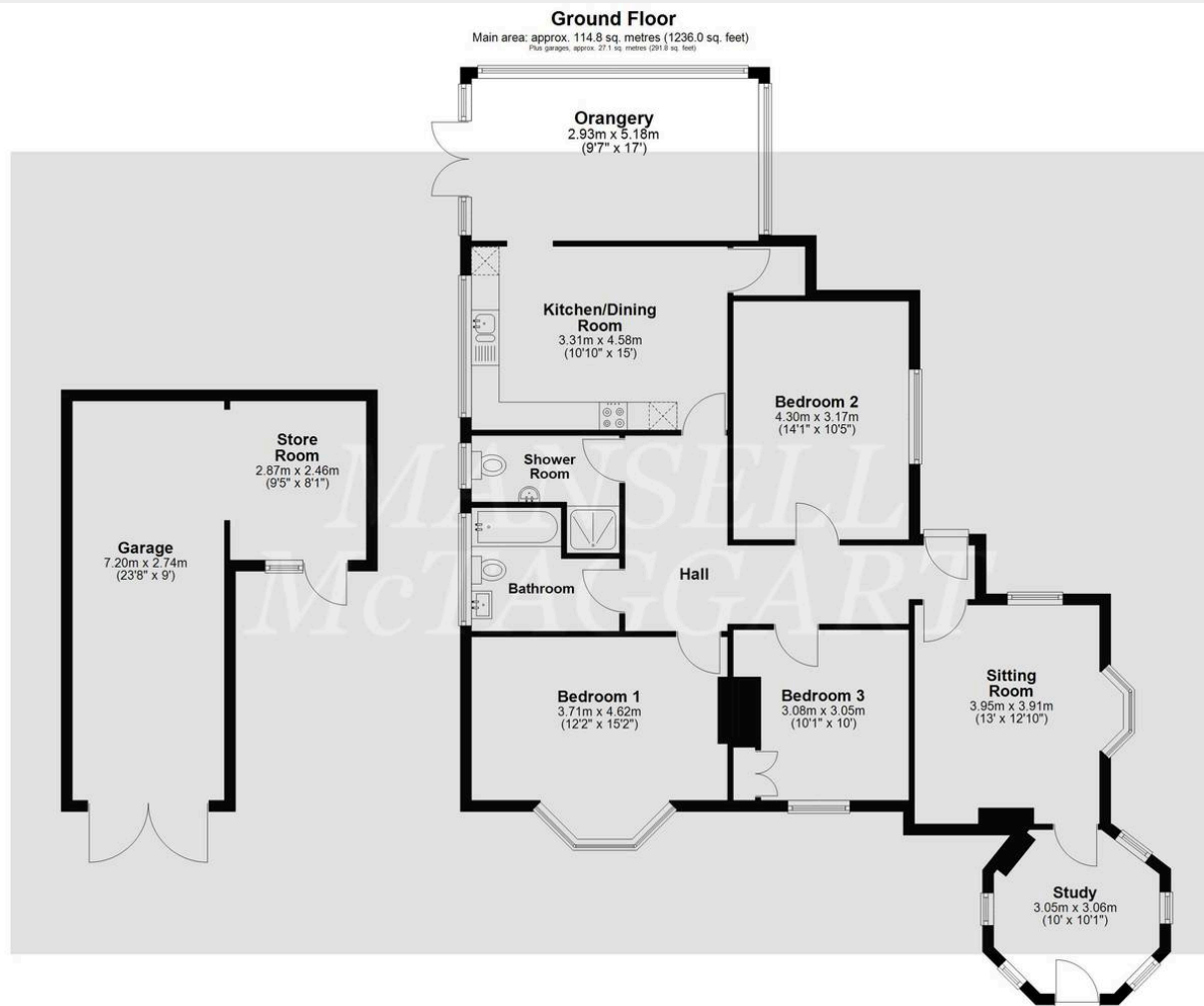
Outside, there is a meticulously maintained garden spanning circa ¼ acre, encompassing a host of matured trees and shrubs and high reaching tree border giving an excellent feel of seclusion and privacy. Here there is the garage and storeroom accessed via wooden barn style doors, where there is power and lighting.

This is truly a beautiful home, rarely of which the likes are seen in such a central and well located area. Viewings are highly recommended to appreciate the size, finish and character offered by this home.

Tenure: Freehold

- Beautifully presented converted lodge originally constructed in 1872
- Oozing with character features & sat on a ¼ acre plot (TBV)
- Three double bedrooms with additional study
- Further potential for extension (STPP)
- Tandem garage with adjacent storeroom
- Extended living space with triple aspect windows and skylight
- Council Tax Band 'F' and EPC 'D'





Main area: Approx. 114.8 sq. metres (1236.0 sq. feet)  
Plus garages, approx. 27.1 sq. metres (291.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Horley

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