



Seymour Mews, Malthouse Lane, Horley

O.I.E.O. £750,000



**MANSELL
McTAGGART**
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Seymour Mews, Malthouse Lane, Horley

Council Tax Band 'E' and EPC 'C'

An elegant three double bedroom barn conversion completed in 2018 by the prestigious Marden homes to an exceptional standard, blending contemporary living and character feel into this unique property, spanning over 1600sqft. The property is located in a popular private lane within close proximity of Horley town centre, transport links, Gatwick Airport, schools and amenities.

Upon approach to the property, coming down Malthouse Lane is a long gravelled road with tasteful greenery around, leading to the parking area, where you have two allocated parking spaces. A mezzanine leads to the shared courtyard garden where you enter the property.

You are greeted by a spacious hallway, with access to the bedroom, bathroom and living room. A tasteful array of arched windows flood this area with light and continue across the entire front aspect. The living room is a magnificent space, boasting lovely high ceilings, exposed beams and ample floorspace for multiple large family sofas and freestanding furniture. There is also a log burner, underfloor heating and contemporary tiled flooring underfoot, which continues throughout the downstairs accommodation. An opening leads to the sunken kitchen and dining area. Further high reaching ceilings and dual aspect windows give the room a bright and airy feel. There is an array of contemporary wall and base units, granite worktops, fitted and freestanding appliances, breakfast bar and space for a dining table and furniture. Furthermore, bi-folding doors open to the newly landscaped garden.



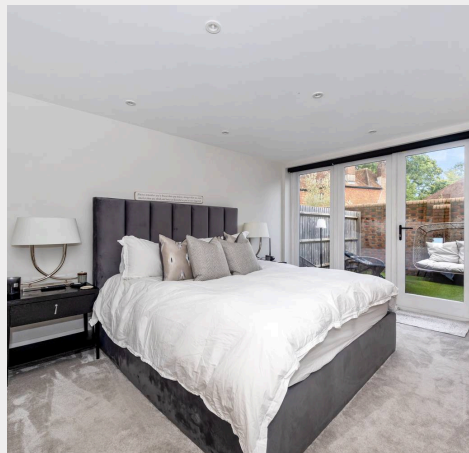
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Completing the downstairs accommodation is a bedroom and bathroom. The bedroom is a comfortable double room, easily housing a bed and furniture, with fitted wardrobes, an ensuite and a private courtyard. The downstairs bathroom is of a modern décor and houses all relevant sanitaryware.

The property has separate private staircases leading to the bedroom suites. Bedroom three is a sizable double with fitted wardrobes and Velux windows. Bedroom one is a truly special space, with vaulted ceilings, exposed beams and floor to ceiling pitched windows allowing in lots of natural light. There is ample room for a king size bed and furniture, with further fitted wardrobes and sizable en-suite.

Outside, the property benefits from the aforementioned private courtyard bedroom off bedroom two, which is laid to astro turf, and a separate garden. This has been recently landscaped to a high standard, being laid to astro with a hot tub, bespoke lighting array and a patio area abutting the property.

- Three double bedroom unique and stylish barn conversion
- Converted 2018 by Marden Homes (Remainder of NHBC warranty)
- NO CHAIN
- Character features with beautiful high ceilings and exposed beams
- Private landscaped garden and further courtyard garden off bedroom two
- Two parking spaces and located in a quiet and desirable private road



Malthouse Lane



Approximate Gross Internal Area = 149.07 sq m / 1604.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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