



Horley Road, Charlwood
£850,000

**MANSELL
McTAGGART**
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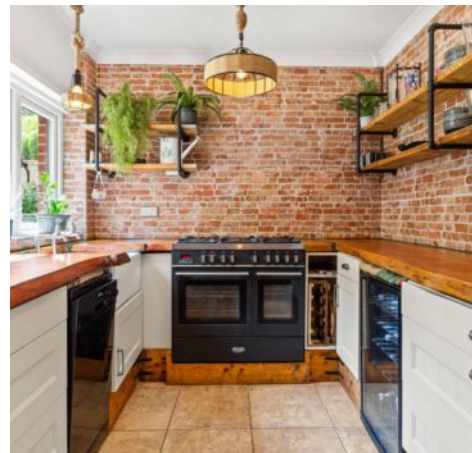


- Council Tax Band 'G' and EPC 'D'

An attractive and tastefully redesigned 4-bedroom 1930's detached family home, occupying a generous > 1/3 acre plot with ancillary 2 bed accommodation and further outbuildings, Ravendell lies in the idyllic and sought-after village of Charlwood, within easy reach of nearby town centres (Horley, Reigate, Crawley) and major transport links.

This charming property has been thoughtfully upgraded to offer modern, versatile accommodation, bringing the outside in whilst respecting its period charm, with large picture windows, high ceilings, exposed brickwork features, restored wooden floorboards spanning the floorplan, underfloor heating in the orangery and Defra-approved Eco design ready wood burning stoves in the three reception areas.

The essential triple aspect porch opens into an inviting reception hallway, where the open staircase leads to an airy landing with the three upstairs double bedrooms (including a large double aspect master with en-suite shower), family bathroom and a separate toilet.



Flowing naturally from the reception hallway, the two large dual aspect reception rooms offer an open yet welcoming space, centred around modern wood burning stoves and enjoying views to the front and direct access to the south-facing garden. The centrally located farmhouse style kitchen enjoys the small luxuries of handmade solid wood worktops, a range cooker, butler sink and wine cooler, whilst the adjacent utility space benefits from a full range of built-in appliances and additional storage space; there is also a walk-in outside larder.



Tying everything together is a statement orangery with a lantern roof, another wood burner and double aspect bifold doors offering views over the sweeping countryside. Lastly, coming off the orangery, is the 4th double bedroom, currently used as guest / nanny accommodation, benefiting from two double aspect picture windows framing the surrounding open fields, a mezzanine 'rest' space above it (offering further conversion potential STPP) and access to a downstairs toilet.

Approached via a spacious driveway with parking for multiple vehicles, the property is flanked by a large lawn with potential for the erection of a double garage (STPP). Outside, side access leads to a beautifully maintained, south-facing garden with Indian flagstone patio areas, mature trees and shrubs, and flower beds. The property also benefits from a 12x40 ft, 2 bedroom static caravan, currently set up as a large garden office with a dedicated entertainment space, a home gym and a storage room, but offering endless development potential as granny / guest annexe or air BnB. Further outbuildings include a large shed with a kennel / dog run, easily convertible into a chicken coop etc.





Mansell McTaggart Horley

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