



High Trees Court, Horsehill, Norwood Hill

£375,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 2 well proportioned bedrooms
- Quiet residential location
- Off street parking
- Beautifully maintained communal grounds
- South facing rear garden
- Within close range of local amenities
- Over 900 sq ft of versatile living space
- Council Tax Band 'D' and EPC 'tbc'

A delightful two-bedroom end-of-terrace cottage nestled within the sought-after and peaceful village of Norwood Hill. Set back from the main road, this lovely home enjoys a sense of seclusion while remaining conveniently positioned for Gatwick Airport, Horley town centre, and a range of local amenities.

Upon entering, you are welcomed by a generous entrance hallway providing access to the second bedroom, kitchen, cloakroom, and the inviting living/dining room. This well-proportioned reception space comfortably accommodates a six-seater dining table alongside sofas, media units, and additional freestanding furniture. French doors open into the charming conservatory, an ideal spot for a second reception room, reading nook, or children's playroom.

The kitchen offers an array of wall and base units, complete with an oven, hob, and space for further appliances. The downstairs bedroom is a versatile and well-sized room, perfectly suited as a comfortable double bedroom or a quiet and practical home office.



Upstairs, a spacious landing leads to the family bathroom, two useful eaves storage cupboards, and the principal bedroom. The primary bedroom is exceptionally generous, with dual-aspect windows that flood the room with natural light, and benefits from built-in wardrobes neatly set within the eaves. The bathroom is fitted with a classic white suite, including a full-length panelled bath with shower over, WC, hand basin, and space for additional storage or freestanding furnishings.

To the rear of the property lies a private, well-kept garden, mainly laid to lawn and featuring a charming summerhouse—perfect for relaxing or creative pursuits. Mature shrubbery borders the garden, which is fully enclosed by wood-panel fencing, creating a serene and secure outdoor retreat.

Agents Note

There is an annual service charge of £600.

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.





Total area: approx. 88.3 sq. metres (950.8 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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