



Horne, Surrey



The Old Rectory is a delightful detached 4 bedrooms 2 bathroom family home with many period features, which has been carefully maintained and extensively updated over the years. Sitting on aprx 1.65 acres, with numerous outbuildings, formal and wild gardens, bespoke home office and car barn, this gated residence offers a perfect blend of size, character and privacy!



The Old Rectory is a delightful family home with many period features, which has been carefully maintained and extensively updated over the years. Handsome elevations of painted brickwork combine with timbered gables, part tile hanging and traditional leaded light windows, to provide a feeling of atmosphere and charm. There is a degree of flexibility to the layout which will appeal to purchasers keen to personalise their new home to individual tastes, with the generously proportioned reception areas, complemented by the substantial detached barn situated on the northern boundary. A broad gravel parking area allows for a number of vehicles, and of particular note are the mature gardens and grounds laid to a variety of terraced areas, lawns and planted areas, with the stable block offset to the eastern side of the land. There is also a bespoke home office with power and plumbing and a 2 vehicle car barn.

Internally, there is an abundance of style and character throughout the whole property. The main reception area has a stunning feature fireplace with log burner and original stain glass windows. There is a reading corner to this same room and a handy separate study area too. The dining area could house a huge dining table and chairs, with various areas to where this could be located, and has plenty of space for an additional seating area too. The real hub of the home is the kitchen/diner though. With plenty of storage, central island and views across the gardens! To complete the downstairs there is very useful utility and a separate cloakroom too!

Heading upstairs, the character continues with fireplaces in some of the bedrooms and plenty of storage. All bedrooms are of a good size with the master being particularly generous and includes an en-suite shower room too. The main 4 piece family bathroom is classic in design with a modern twist and has lovely light coming through the huge window.

OUTSIDE The property sits in approximately 1.65 acres of attractive grounds, with mature trees and shrubs throughout. To one side an original stone wall runs the length of the garden leading to a rear paddock area bounded by post and rail fencing, together with a stable block and tack room. The grounds can be accessed in three places. To the front are electric gates leading to a large gravel circular driveway. Further up is a pedestrian gate and there is another vehicular access to the rear on a brick paved drive. This provides access to the large detached garage building which is well over 600sqft in size and would be ideal to house cars, general storage or possibly convert STP.

We absolutely love this period home and would be delighted to give you a private tour. Call 01342 837783 to speak to one of our agents.

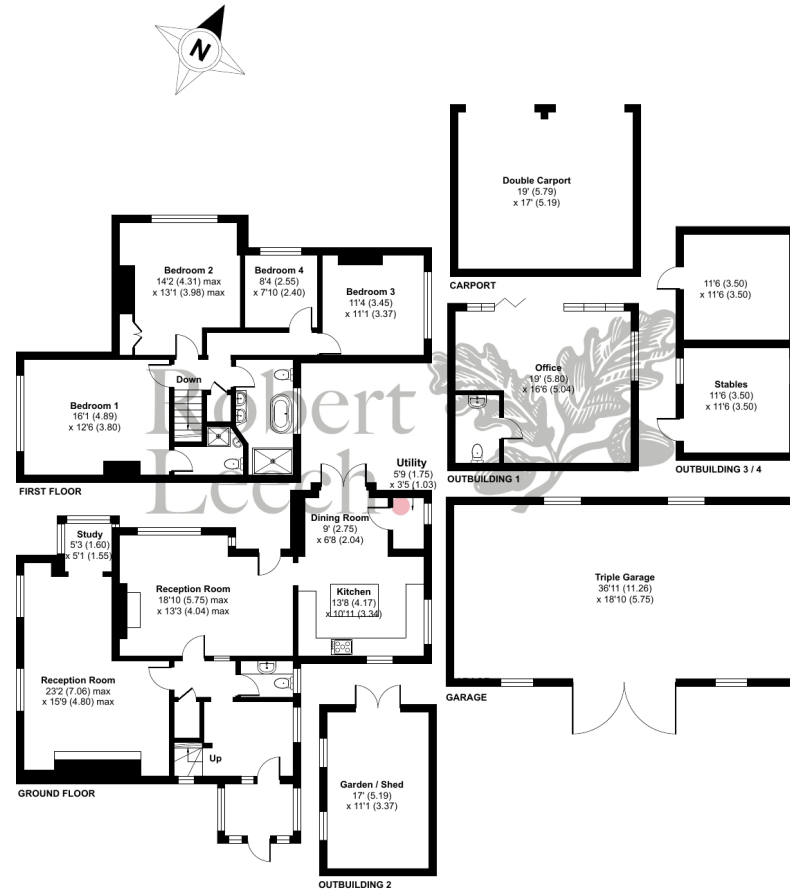


At a glance

- Gated
- Flexible Accommodation
- Selection of Outbuildings
- Quiet Coutry Lane Location
- Car Barn For 2 Cars
- Bespoke Home Office
- Beatiful Character Property
- Plot Size of Aprox 1.65 Acres

Wilmots Lane, Horne, Horley, RH6

Approximate Area = 1814 sq ft / 168.5 sq m (excludes carport)
 Garage = 697 sq ft / 64.7 sq m
 Outbuildings = 767 sq ft / 71.2 sq m
 Total = 3278 sq ft / 304.4 sq m
 For identification only - Not to scale



Intrigued?

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1239335

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