



HORSHAM ROAD, WALLISWOOD,

4 BEDROOM, 2 BATHROOM DETACHED PROPERTY SITUATED IN THE PICTURESQUE VILLAGE OF WALLISWOOD. THIS HOME HAS RECENTLY BEEN EXTENDED TO CREATE A MODERN OPEN PLAN LAYOUT DOWNSTAIRS. IT HAS A BEAUTIFUL REAR GARDEN WHICH BACKS ONTO WOODLAND. POTENTIAL TO CONVERT THE GARAGE.

PROPERTY FEATURES

HOUSE

GROUND FLOOR

- LARGE KITCHEN/DINER/SNUG FACING THE REAR GARDEN WITH DOUBLE DOORS ONTO THE LARGE PATIO
- SITTING ROOM WITH WOOD BURNER
- DOWNSTAIRS W/C
- STUDY

FIRST FLOOR

- 4 BEDROOMS, MASTER WITH EN SUITE
- FAMILY SHOWER ROOM

OUTSIDE

- OFF ROAD PARKING.
- DETACHED DOUBLE GARAGE. (POTENTIAL FOR CONVERSION - SUBJECT TO USUAL PERMISSIONS).
- LARGE GARDEN AT FRONT AND THE REAR OF THE PROPERTY. (1/3RD ACRE PLOT).
- GARDEN MAINLY LAID TO LAWN WITH WELL STOCKED FLOWER BEDS, BACKING ONTO WOODLAND.
- GARDEN SHED & COMPOSTING AREA


*** WATCH THE VIDEO. ***

THE AREA

- WALLISWOOD IS A RURAL VILLAGE CLOSE TO THE SUSSEX/SURREY BORDER
- LOCATED NEAR THE SURREY HILLS WITH MILES OF OPEN ACCESS WALKING
- 2 MILES FROM CRANLEIGH WITH ITS INDEPENDENT SHOPS, SUPERMARKET & LEISURE FACILITIES
- WALLISWOOD HAS A COUNTRY PUB, NURSERY AND VILLAGE HALL
- OCKLEY TRAIN STATION 4.5 MILES
- SCHOOLS - INFANT SCHOOL IN EWHURST, PRIMARY SCHOOL IN CRANLEIGH, WARNHAM & RUDGWICK. SECONDARY SCHOOLS CRANLEIGH, DORKING & HORSHAM. BOHUNT ACADEMY BUS ROUTE NEARBY. INDEPENDENT SCHOOLS INC CRANLEIGH, DUKE OF KENT, FARLINGTON & PENTHORPE AND ST JOSEPHS'.

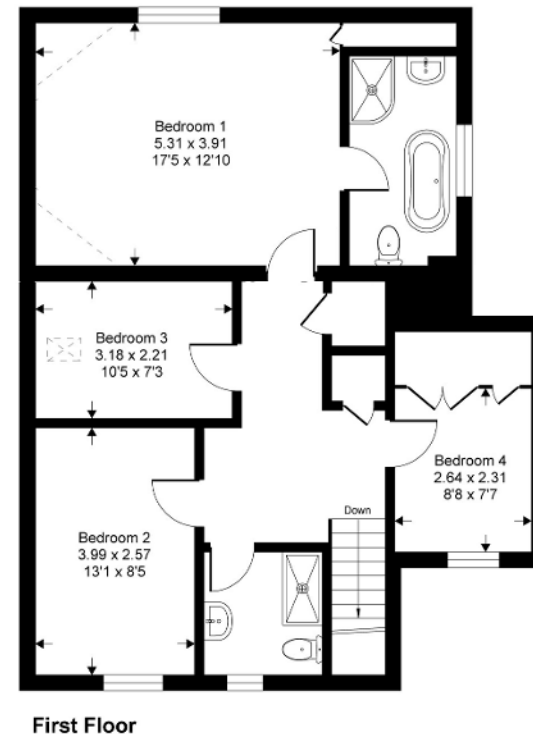
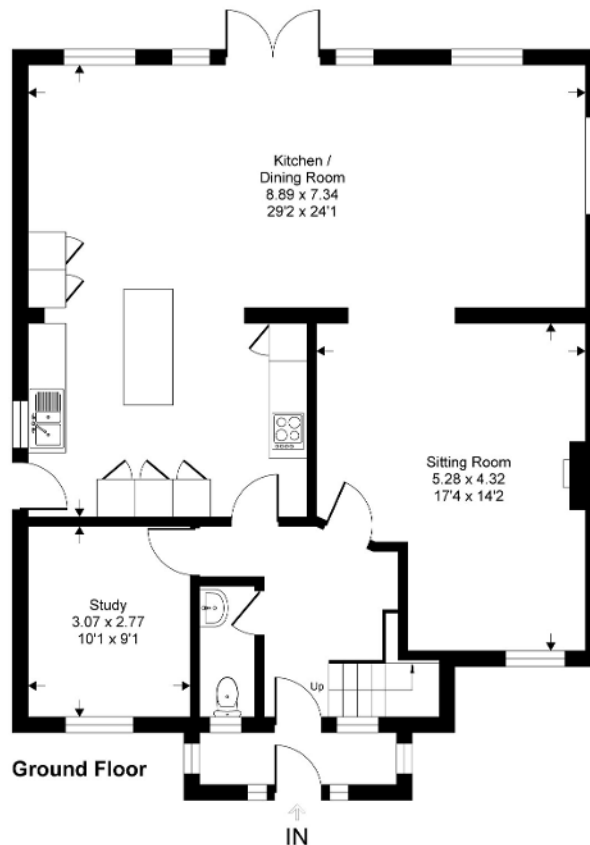
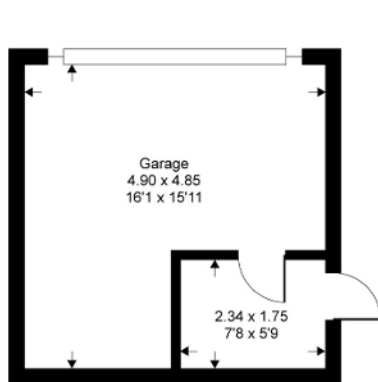




 = Reduced headroom

Furzedown, RH5

Approximate Gross Internal Area = 166.8 sq m / 1796 sq ft
 Approximate Garage Internal Area = 23.7 sq m / 256 sq ft
 Approximate Total Internal Area = 190.5 sq m / 2052 sq ft
 (excludes restricted head height)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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COUNCIL TAX BAND: G COUNCIL: MOLE VALLEY DISTRICT COUNCIL

SERVICES: MAINS GAS & PRIVATE SEWERAGE TENURE: FREEHOLD

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL **REBECCA 07464 043 045.**



 INTERNATIONAL BRAND - LOCAL ESTATE AGENT 07464 043045