



Connells

Thorncroft Cross Lane
Smallfield Horley

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Smallfield Horley RH6 9SA

for sale guide price
£550,000 - £560,000



Property Description

Through the front door, you will immediately appreciate the love and attention that the current owners have put in to their home. Originally built around the 1900's, the property's character features have blended seamlessly with tasteful modern style.

An open-plan entrance hall leads through to the spacious lounge/diner which is flooded with natural day light to create a wonderful living space. Double doors in the lounge lead out to a patio area in the private rear garden.

The kitchen is a showpiece of the property with modern white gloss units, integrated appliances including a Neff induction hob and oven, dishwasher and washing machine, plus a wealth of storage cupboards, worktop surfaces and a breakfast bar with seating for 4 people.

On the first floor, there are three double-bedrooms with two benefiting from built in wardrobe space. The bedrooms are also tastefully and neutrally decorated with wooden doors to each room and shutters on each window. The family bathroom is another gem within the property featuring a stylish bath, walk-in shower cubicle, WC and bidet, plus couples sinks with plenty of storage space.

Externally, the property is accessed via double gates with driveway gravel parking for several vehicles and gated-off access to the rear garden. The garden is totally secluded and is mainly laid to lawn with a patio area off of the lounge. There is an insulated outbuilding at the front of the property with power and lighting and timber shed in the garden.



Entrance Hall

Front door, vertical radiator, understairs cupboard, two double glazed windows with shutters to front.

Lounge

13' 9" x 10' 6" (4.19m x 3.20m)

Patio doors with full-length shutters to rear garden and double glazed windows with shutters to side. Wooden flooring, archway through to dining area, radiator.

Dining Area

12' 10" x 10' 5" (3.91m x 3.17m)

Open fire with feature fireplace, double glazed window with shutters to side, wooden flooring, radiator, stairs leading to first floor

Kitchen

19' 9" max x 13' 2" narrowing to 8' 7" (6.02m max x 4.01m narrowing to 2.62m)

Neff induction hob and double oven, integrated dishwasher and washing machine plus integrated Neff microwave, space for American fridge/freezer, high and low level storage cupboards, worktop surfaces, breakfast bar with seating for 4 people, two radiators, two double glazed windows with shutters to front, tiled flooring.

Downstairs W/C

Low level WC, wash hand basin, radiator, double glazed window to front, tiled flooring

Bedroom 1

13' 10" inc. wardrobes x 10' 5" (4.22m inc. wardrobes x 3.17m)

Double glazed window with shutters to front, radiator, built in wardrobes

Bedroom 2

10' 9" x 10' 3" (3.28m x 3.12m)

Built in wardrobes, double glazed window with shutters to front, radiator, over-stairs cupboard.

Bedroom 3

9' 9" x 8' 10" (2.97m x 2.69m)

Double glazed window with shutters to rear, radiator.

Bathroom

Bath, walk in shower cubicle, low level WC and bidet, two sinks with storage surround and heated mirrors. heated towel rail

Outside

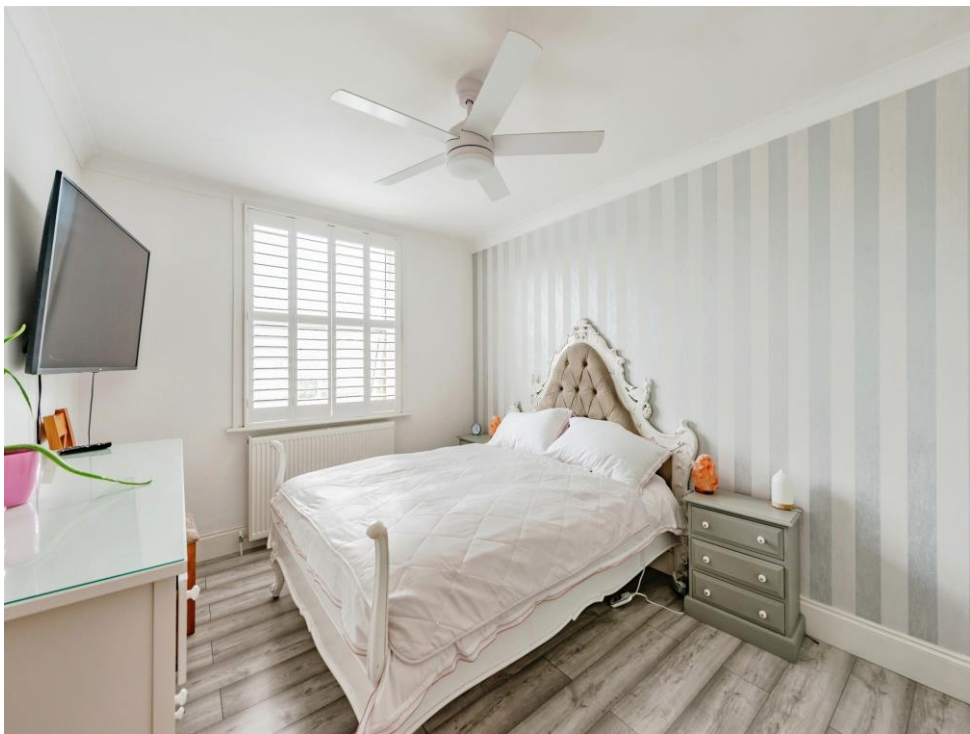
Driveway

Gated access with gravel driveway for multiple vehicles. Outbuilding with double glazed windows, power, lighting and insulation. Fence surround with mature shrub borders.

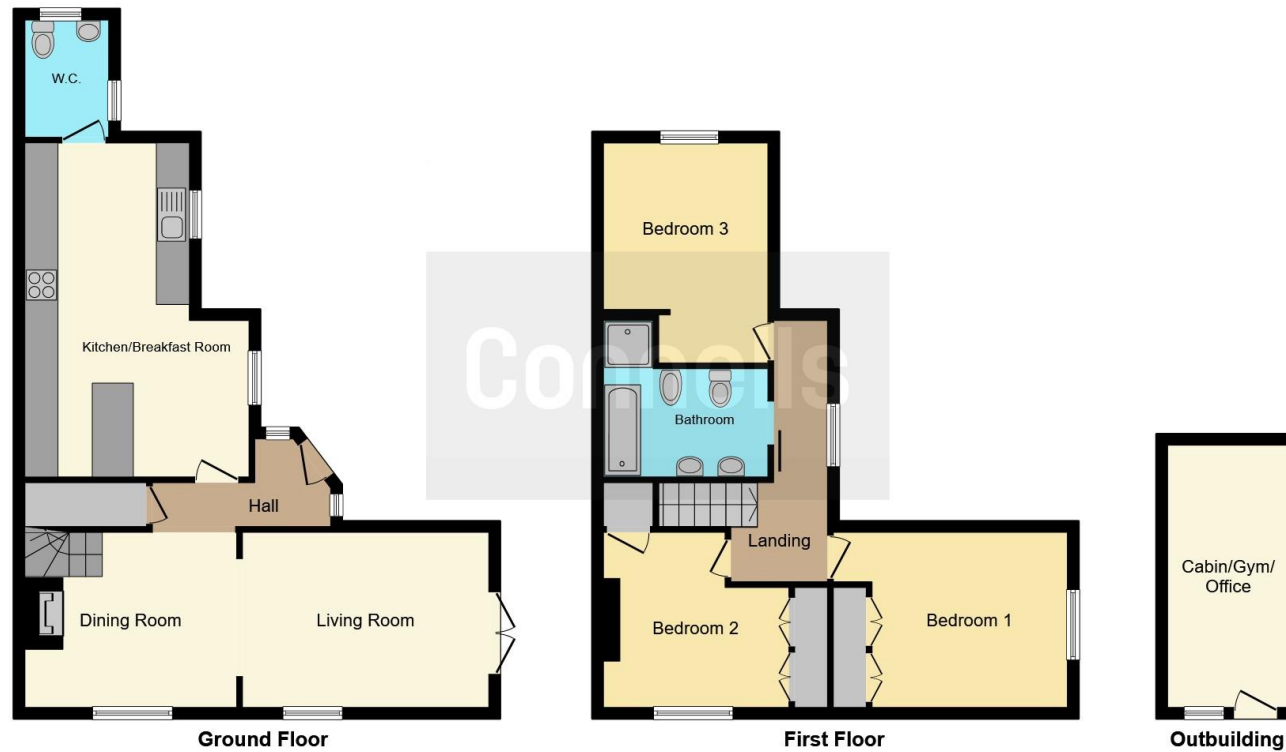
Rear Garden

Gated access from the driveway, mainly laid to lawn with mature shrub and fenced borders. Mainly laid to lawn with a patio area from the lounge, secure timber shed on cement base.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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