



Connells
01293 785 345
FOR SALE

Connells

The Street
Charlwood Horley



Property Description

As you enter in to the bright and spacious entrance hall through a wonderful stain glass front door, you will immediately appreciate and marvel at the character period features this home offers. The ground floor offers versatile living accommodation including four reception rooms which can be used for any new owner's requirements. It is currently set up with the drawing room and dining room at the front of the property with large windows allowing natural light to pour in to each room, with the other two rooms being used as a snug and study. The farmhouse kitchen area offers plenty of high and low level storage cupboards, ample worktop space, an integral double oven, gas hob and dishwasher. There is a separate utility room with external access from the rear of the property, and downstairs shower room. On the first floor, there are four generous sized double bedrooms, each featuring Victorian fireplaces, and a large bathroom with a suite including bath with shower, low level WC, two wash hand basins and bidet. The local village includes a vibrant scene with an active Cricket club with additional football facilities and local Parish church with many local events held. Charlwood Primary School can also be found in the heart of the village.

Outside

Externally, there is a block paved driveway at the front which extends down the side of the property and in to the private courtyard garden with wooden double gates to access the rear. The outbuildings include a former stable block, tack room, feed room, store room and an attached double garage with up and over door, pitched roof with power and lighting. The outbuildings including the double garage have potential to be converted or extended subject to usual planning consents.

Entrance Hall

Storage cupboard, radiator

Cloakroom

Single glazed window to rear, shower cubicle, wash hand basin, W.C, radiator

Study

11' 11" x 8' 6" (3.63m x 2.59m)

Single glazed window to side, radiator

Drawing Room

16' into bay x 12' (4.88m into bay x 3.66m)

Dining Room

13' 11" x 8' 5" (4.24m x 2.57m)

Single glazed window to front, radiator

Reception Room

12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed window to side, radiator

Kitchen

19' 9" max x 18' 5" max (6.02m max x 5.61m max)

Double glazed window to rear, eye level and base units, sink with drainer, gas hob, electric oven, integrated dishwasher, radiator

Utility Room

Stable door to rear garden, space and plumbing for washing machine and tumble dryer

Landing

Single glazed windows to rear and front, radiator

Bedroom One

12' x 10' 11" (3.66m x 3.33m)

Single glazed window to side, radiator

Bedroom Two

11' 11" x 10' 10" max (3.63m x 3.30m max)

Single glazed window to side, radiator

Bedroom Three

12' 5" x 11' 9" (3.78m x 3.58m)

Single glazed window to front, wardrobes, radiator

Bedroom Four

14' x 11' 11" (4.27m x 3.63m)

Single glazed window to front, radiator

Bathroom

Single glazed window to rear, bath with shower, two wash hand basins, W.C, bidet, airing cupboard, loft hatch

Outbuilding One

13' 3" x 6' 3" (4.04m x 1.91m)

Outbuilding Two

12' 10" x 8' 11" (3.91m x 2.72m)

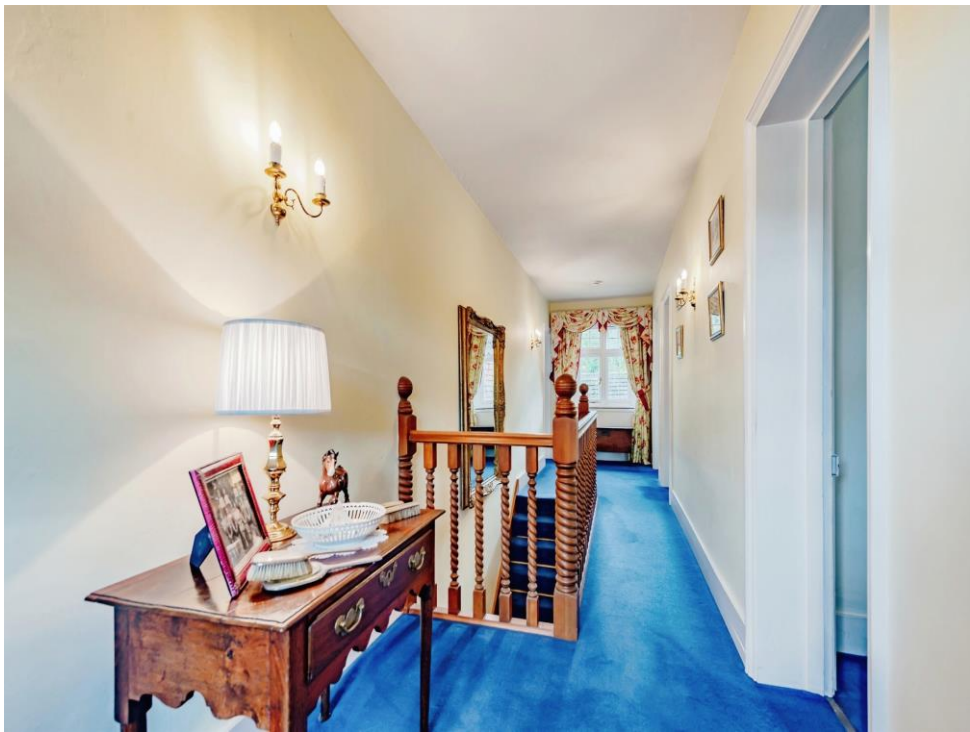
Outbuilding Three

17' 7" x 13' (5.36m x 3.96m)

Garage

25' 7" max x 12' 4" max (7.80m max x 3.76m max)









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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EPC Rating: E

Tenure: Freehold

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