

for sale

£500,000



COMPUTER GENERATED IMAGE

Willow Place Smallfield Horley RH6 9QL

Discover Willow Place, an exclusive new development featuring just nine exquisite homes nestled in the heart of the countryside.

Crafted by a renowned local developer, Willow Place offers the perfect blend of serene rural living with the convenience of nearby amenities.



Willow Place Smallfield Horley RH6 9QL

Superior Specification

Kitchen

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff Double oven
- Neff Compact Combi Microwave oven
- Gas hob and extractor
- Glass splash back
- Neff Integrated full height fridge/ freezer
- Neff Integrated dishwasher
- Neff Integrated washing machine
- Removable cupboard for future tumble dryer (not supplied)
- Ceramic tiled floor
- Brushed Chrome sockets

- Under pelmet lighting
- Low energy ceiling downlighters

Cloakroom, Bathroom & En Suite

- Contemporary white sanitary ware
- Polished chrome taps and fittings
- Aqualisa Mian mixer shower for bathroom
- Aqualisa Hiqu digital shower with remote control for En Suites
- Basin cabinet in Bathrooms and En Suites
- Fitted mirrors to specified areas
- Heated ladder towel rail to Bathroom and En Suites
- Stylish ceramic wall and floor tiles to specified areas



Fixtures & Fittings

- High performance double glazed PVCu windows and doors
- Oak veneered internal doors with chrome furniture
- Button polished oak handrail to staircase

Heating And Electrical

- Gas central heating to radiators
- Mains pressure sealed water system
- TV aerial fitted
- Connection for TV and future provision of satellite reception in the Living area and Bedrooms Plots 1-8.
- Connection for TV and future provision of satellite reception in the Living Room, Study, Breakfast/ Dining area and Bedrooms Plot 9.
- (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
- BT point provided in the Lounge and Bedroom 1 Plots 1-8
- BT point provided in the Study and Bedroom 1 Plot 9
- Lighting and power in the roof space

Security Features

- Fitted alarm system to cover home (and garage Plot 9 only) with panic button in Master Bedroom and inside the front door
- Mains operated smoke alarms fitted to the Hall and Landings with battery back-up
- Windows and doors feature multi-point security locking systems

Externally

- Single garage and parking spaces Plot 9
- 2 parking spaces Plots 1-8
- Light and power to garage Plot 9
- Landscaped front garden
- Turfed/seeded rear garden
- Paved patio to rear

- Enclosed rear garden
- External tap
- External power socket

Energy Efficiency & Guarantee

- All homes are constructed to ensure energy efficient running costs for the homeowner

Maintenance

- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Executive who will be able to provide full details and annual service charges
- Once the development is completed ownership of the Management Company will be transferred to the homeowners

Tenure

- Freehold

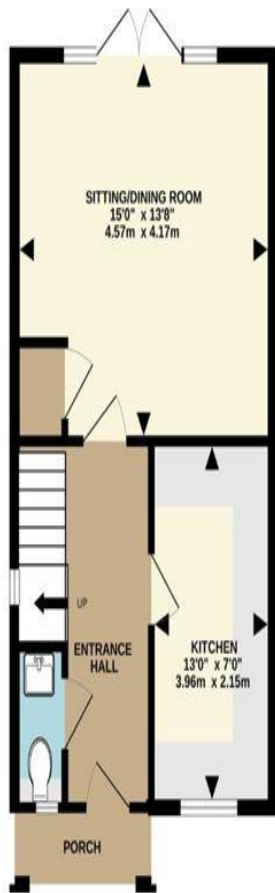
Please Note

Where floors are not stated as tiled, Asprey Homes do not supply floor coverings

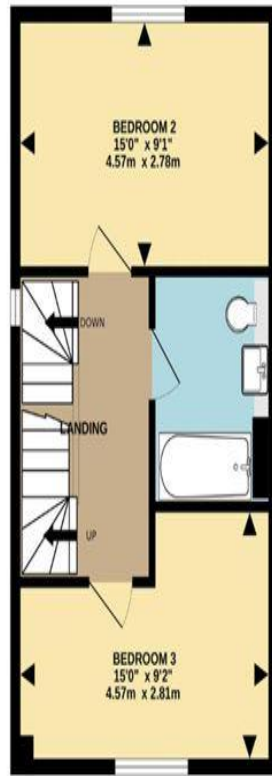
Disclaimer

All information has been provided by the developer and is subject to verification. Please note all images are computer generated and are indicative only.

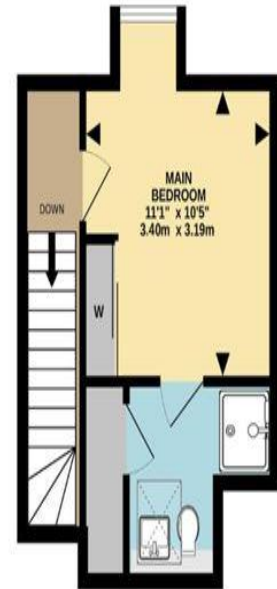




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA: 1073sq.ft. (99.7 sq.m.) approx.

To view this property please contact Connells on

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4 Copthorne Bank
 COPTHORNE RH10 3QX

Property Ref: COP403952 - 0011

Tenure: Freehold

EPC Rating: Exempt

view this property online connells.co.uk/Property/COP403952



Please note, the furniture in this image has been added for illustrative purposes only.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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