



Field Close, Horley, Surrey, RH6 9QG



A stylish four bedroom family home with exceptional outdoor space. Nestled in a peaceful cul-de-sac within the prestigious Acres development in Horley, this beautifully presented four-bedroom family home offers an ideal blend of modern design, flexible living, and generous space across three well-planned floors. Boasting standout kerb appeal, two en-suite bedrooms, a spacious open-plan layout, a garage with EV charging, and a superb rear garden, this home is perfectly suited for contemporary family life.

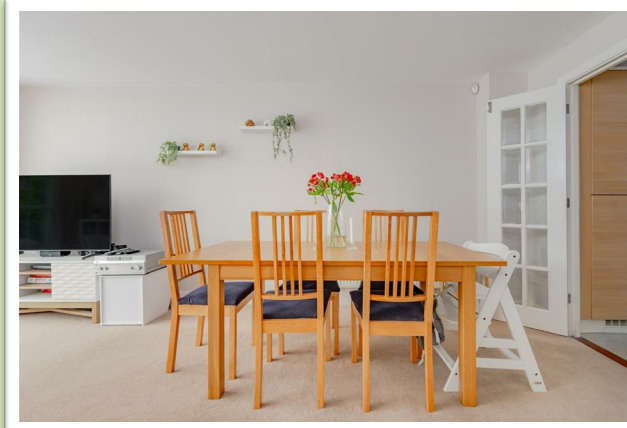
You enter the property into a bright and welcoming entrance hall, with access to a stylish fitted kitchen, a downstairs cloakroom, and a stunning open-plan living/dining/conservatory area. Bathed in natural light and flowing seamlessly out to the garden, this sociable space is perfect for entertaining or simply relaxing at the end of the day.

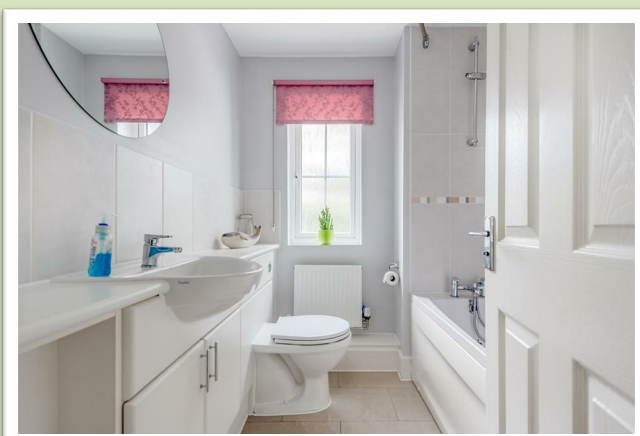
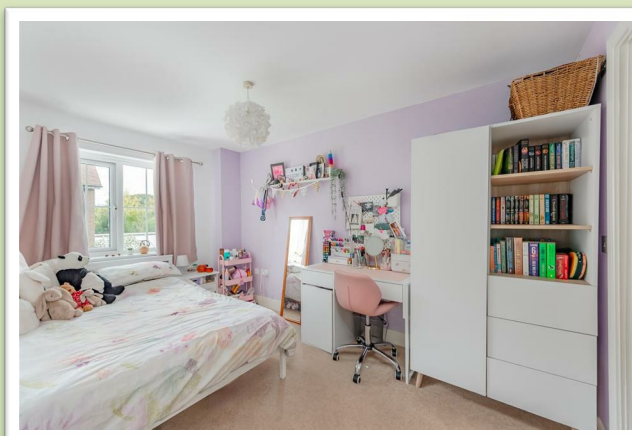
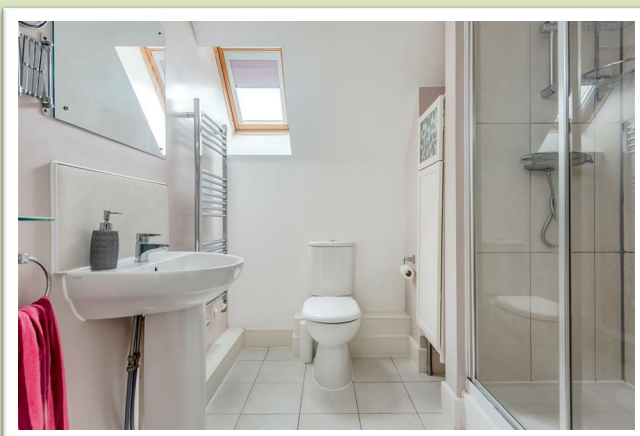
On the first floor, you'll find three well-proportioned bedrooms, including a double with en-suite, along with a sleek family bathroom.

The entire top floor is dedicated to a truly impressive suite, featuring a spacious bedroom, a walk-in wardrobe/dressing room, and a private en-suite shower room, offering a real sense of luxury and privacy.

Outside Space: The front of the property features a double-width driveway providing parking for two vehicles, an EV charging point, and access to the attached garage (with power, lighting, and a side door to the garden).

To the rear, the property really comes into its own with a much larger garden than most on the development. A generous patio area leads onto a well-maintained lawn and flower beds, with side access back to the front of the property. Whether you're hosting summer BBQs, playing with the kids, or simply enjoying the evening sun, this garden is a real standout feature.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM

KITCHEN 11'06" x 7'10" (3.51m x 2.39m)

LIVING/DINING ROOM 27'03" x 14'07" (8.31m x 4.45m)

FIRST FLOOR

BEDROOM TWO 12'08" x 8'01" (3.86m x 2.46m)

EN-SUITE SHOWER ROOM 8'01" x 5'0" (2.46m x 1.52m)

BEDROOM THREE 12'02" x 8'0" (3.71m x 2.44m)

BEDROOM FOUR 8'10" x 6'04" (2.69m x 1.93m)

FAMILY BATHROOM 6'07" x 6'03" (2.01m x 1.91m)

SECOND FLOOR

BEDROOM ONE 16'01" x 14'07" (4.90m x 4.45m)

WALK-IN WARDROBE 7'03" x 4'09" (2.21m x 1.45m)

EN-SUITE SHOWER ROOM 7'01" x 7'0" (2.16m x 2.13m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

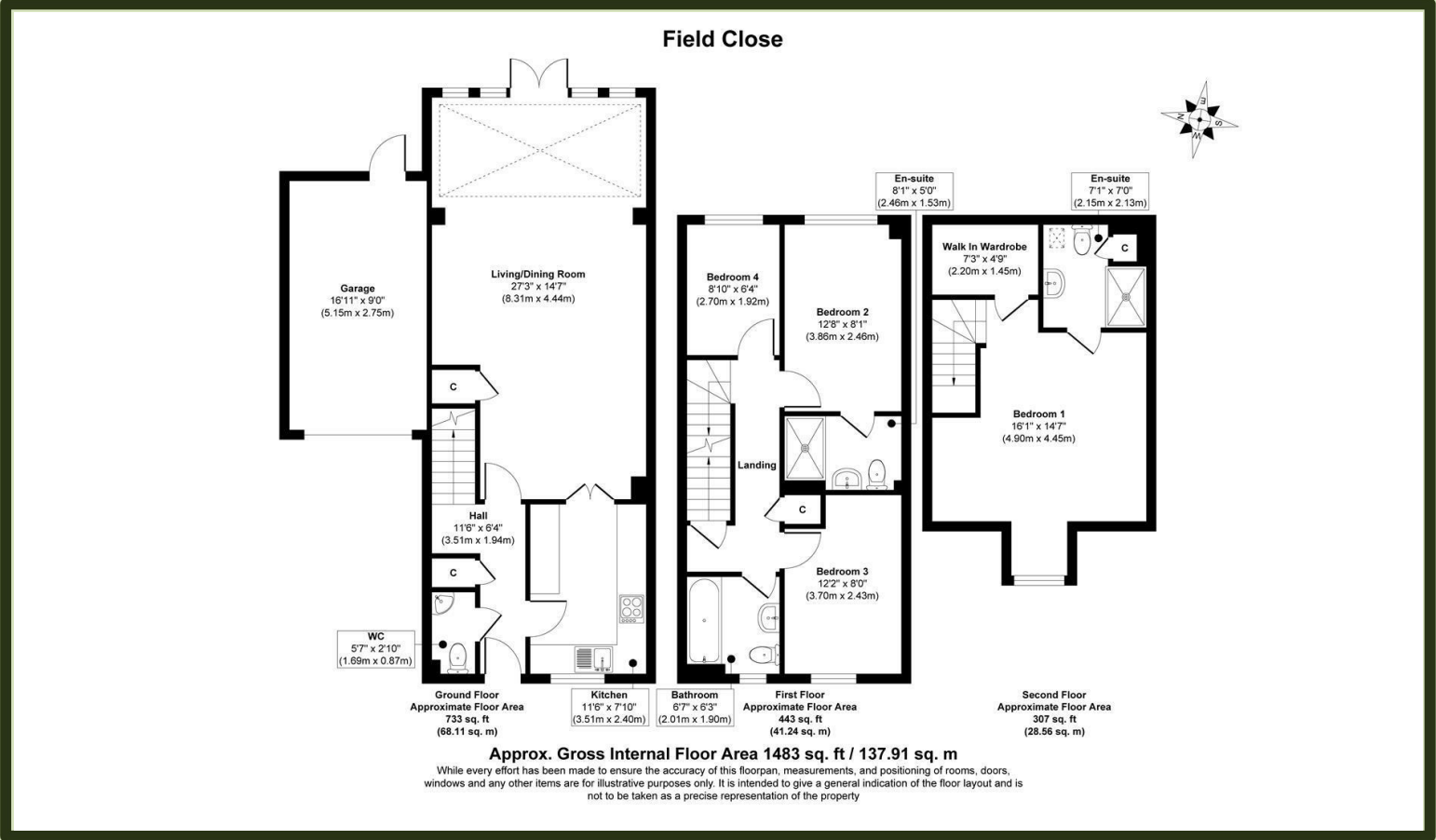
ATTACHED GARAGE 16'11" x 9'0" (5.16m x 2.74m)

REAR GARDEN

NO ONWARD CHAIN



www.woodlands-estates.co.uk



COUNCIL TAX: Band E.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

