



Horley Row, Horley
£850,000





This has been our cherished family home for 17 years. With its warm and characterful atmosphere, it offers plenty of space for everyone to enjoy their own private space while also being thoughtfully designed for shared family time and entertaining guests. The south facing garden brings enjoyment all year round.



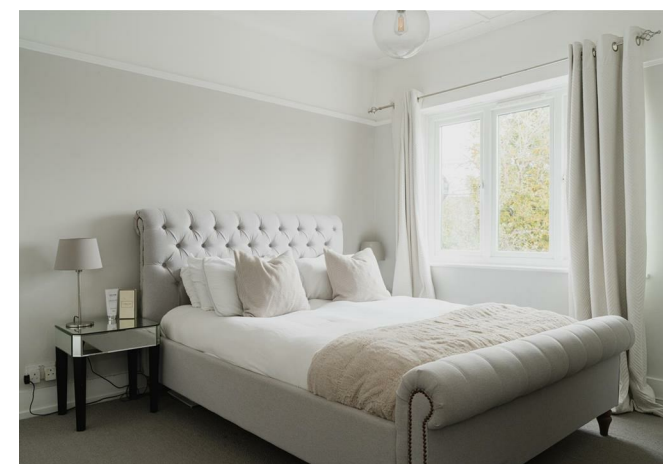


Ivydale is a charming, four double bedroom detached residence that beautifully marries period character with modern family living, having been extensively refurbished. Built in 1890, the property immediately impresses with its spacious, light-filled entrance hallway, which sets a welcoming tone for the rest of the home. To the left, a cozy reception room with a traditional log burner provides a warm retreat, while to the right, a striking double-aspect reception room spans the depth of the house. This room, with French doors opening onto the garden, features exposed wooden beams and classic picture rails, creating a space that feels both refined and comfortable. Elegant cornicing weaves through the home, enhancing its period appeal.

Moving further through the hallway, a conveniently located downstairs toilet and utility room lead towards the property's showpiece—an expansive kitchen and dining area. Extended to accommodate modern family life, this stunning kitchen boasts a central island with quartz worktops and is designed in a timeless Shaker style. A large skylight overhead bathes the space in natural light, making it the heart of the home.

Outside, the property features a generous, south-facing garden perfect for families, with ample space to entertain or relax. At the end of the garden sits a fully self-contained one-bedroom annex, meticulously maintained and ideal for multigenerational living. Complete with electric heating, air conditioning, and an open-plan kitchen, dining, and living space, the annex offers a spacious bedroom, a separate shower room, and private access to its own secluded garden via bifolding doors.

Upstairs in the main house, four spacious double bedrooms await, one of which benefits from an en-suite, while the other three are serviced by a well-appointed family bathroom. The property's location offers excellent connectivity, being within walking distance of Horley train station and a short ten-minute drive to either Redhill or Reigate



Need to know

- Ivydale is a charming, four double bedroom detached house dating back to 1890.
- An expansive kitchen/diner with quartz countertops and a skylight is the heart of the home.
- A cozy reception room with a log burner lies to the left of the entrance.
- The right side features a spacious, double-aspect reception with French doors to the garden, wooden beams, and picture rails.
- A fully self-contained annex at the end of the garden has its own kitchen, living space, bedroom, shower room, and private garden.
- A downstairs toilet and utility room add convenience on the main floor.
- The south-facing garden is large, offering ample space for outdoor activities.
- Located within walking distance of Horley train station and a short drive to Redhill and Reigate, this home is ideal for family living.
- Upstairs, four double bedrooms include one with an en-suite, while the other three share a family bathroom.

Interested?

redhill@ralphjames.co.uk
01737 765 555

ralphjames.co.uk

Horley Row, Horley
Total Area: 244.1 m² ... 2628 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.
No responsibility is taken for any error, omission, mis-statement or use of data shown.
The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.
Unauthorised reproduction prohibited.
A/C Still Moving London LTD (www.stillmoving.london)

 RALPH JAMES

