



Seymour Mews, Malthouse Lane, Horley

In Excess of £750,000



**MANSELL
McTAGGART**
Trusted since 1947



- 3 double bedrooms
- Largest plot in the stable block
- Ex show home
- Tasteful courtyard garden
- Excellent mix of modern and character features
- Garden room with power and lighting, perfect for a home office
- Pitched internal ceilings
- Located down a gravelled private road
- Within easy access to Reigate - Close proximity to bus routes, local schools and amenities
- Council Tax Band 'E' and EPC 'D'

An elegant three double bedroom barn conversion, initially built in the 1800s then were beautifully redeveloped in 2018 by the prestigious Marden homes to an exceptional standard, blending contemporary living and character feel into this unique property. This home was the ex show home for the development, boasting the largest plot in the stables. The property is located in a popular private lane within close proximity to Horley town centre, with excellent transport links to London and Brighton, Gatwick Airport, schools, amenities and within easy access to Reigate.



Upon approach to the property, coming down Malthouse Lane is a long gravelled road with tasteful greenery around, leading to the parking area, where you have two allocated parking spaces. A covered walkway underneath a mezzanine leads to the shared courtyard garden where you have both the main stylish arched door to the hallway and a stable door to the kitchen. You are greeted by a spacious hallway, with access to 2 of 3 bedrooms, bathroom and living room. A tasteful array of arched windows flood this area with light and continue across the entire front aspect.

The 2 bedrooms are both able to accommodate king size beds and furniture both benefiting from fitted wardrobes and housing superb vaulted ceilings. The living room is a magnificent space, boasting lovely high ceilings, exposed beams and ample floorspace for multiple large family sofas and freestanding furniture. There is also underfloor heating and contemporary tiled flooring underfoot, which continues throughout the downstairs accommodation. Furthermore, there are multiple windows and doors flooding the room with light. An opening leads to the kitchen and dining area. Further high reaching, vaulted ceilings and dual aspect windows give the room a bright and airy feel. There is an array of contemporary wall and base units, granite worktops, fitted and freestanding appliances, breakfast bar and space for a dining table and furniture. Furthermore, doors open to the newly landscaped garden. The downstairs bathroom is of a modern décor and houses all relevant sanitaryware and has underfloor heating.

Heading upstairs, you have the master suite. The vaulted ceilings and large accommodation give the room a sense of grandeur, with ample space for a super king bed, freestanding furniture and a walk-in wardrobe area with fitted wardrobes amplifying this. The en-suite is of a modern décor, housing sanitaryware.

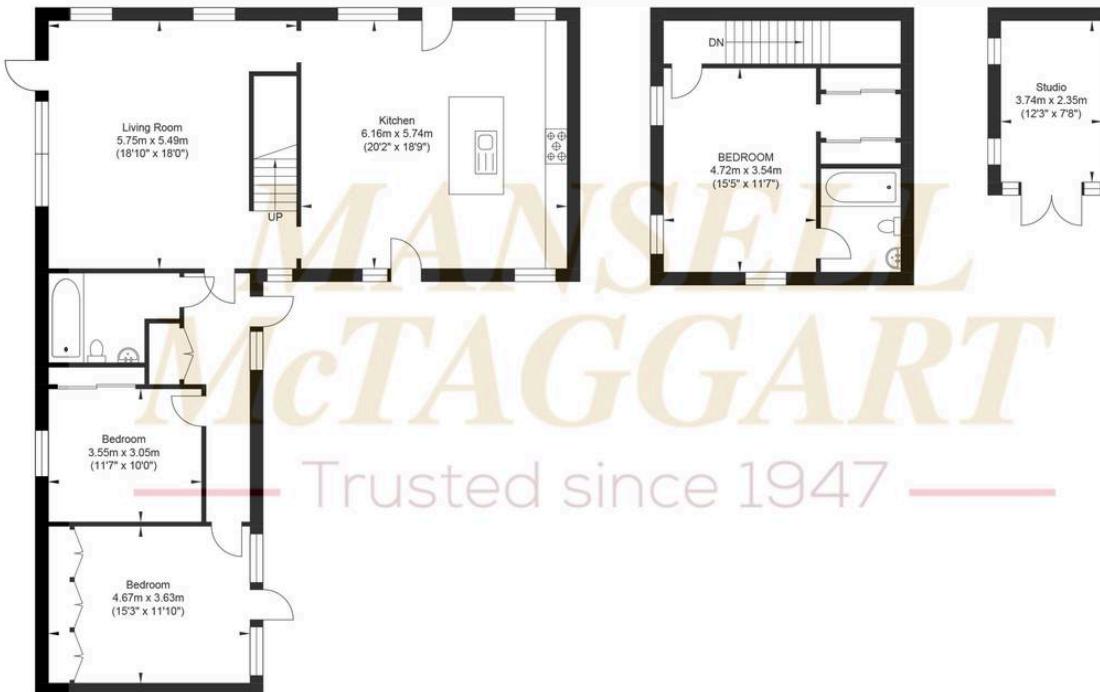
Outside to the rear, is the meticulously maintained private garden. Being the largest in the block, it has a large area laid to lawn and a host of raised flower beds, mature trees and shrubs and newly laid patio. The current owner has also constructed a garden room, perfect for a home offices benefitting from power and lighting.

Agents Note:

There is an annual service charge of £1,000



Malthouse Lane



Ground Floor
Approximate Floor Area
1224.07 sq ft
(113.72 sq m)

First Floor
Approximate Floor Area
344.55 sq ft
(32.01 sq m)

Outbuilding
Approximate Floor Area
94.61 sq ft
(8.79 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 145.73 sq m / 1568.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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