



Vicarage Lane, Horley

Guide Price £550,000 – £575,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 Double bedrooms
- Generous plot
- Planning permission granted for full redevelopment into 4 bedroom detached home
- Large frontage with ample parking available
- Period features
- NO CHAIN
- Popular residential location
- Close proximity to Horley town centre, transport links, schools and amenities
- Council Tax Band 'E' and EPC 'D'

A well proportioned 3 double bedroom, detached home on a generous plot with full planning permission granted for a full redevelopment into a substantial 4 bedroom detached home, offered to the market with NO CHAIN. The home is ideally located within close proximity to Horley town centre, Gatwick airport, excellent local schools, shops and amenities.

Upon approach to the home you will notice the newly laid and vast driveway. There is ample parking for multiple vehicles and space for a double garage subject to relevant consents. Entering the home, you have an entrance hall with space for shoes and coats, with doors to the kitchen, cloakroom, stairs to first floor and living/dining room. Throughout the downstairs, you have beautiful parquet flooring and there is an excellent amount of light encroaching. The kitchen is of a modern décor with white gloss wall and base units, fitted and freestanding appliances and oak work surfaces over. The cloakroom houses all expected sanitaryware. A hall leads to the open plan living/dining room, this is a lovely bright and airy space flooded with light. There is ample space for multiple sofas and a large family dining table and freestanding furniture. It is completed by French doors opening to the sizable rear garden.



Upstairs, a hallway leads to all 3 bedrooms and family bathroom. All bedrooms are of great proportions. Bedroom 1 is a very spacious room, accommodating a king size bed and furniture, with dual aspect windows allowing in lots of light and giving views of the garden. Bedrooms 2 and 3 are equally well proportioned housing double beds and furniture, with one benefitting from a Juliet balcony opening to a terrace area. Outside to rear, there is a generous garden, which is mainly laid to lawn with a patio abutting the home. There is ample space to house the already approved and upscaled dwelling, or to extend maintaining the existing home.

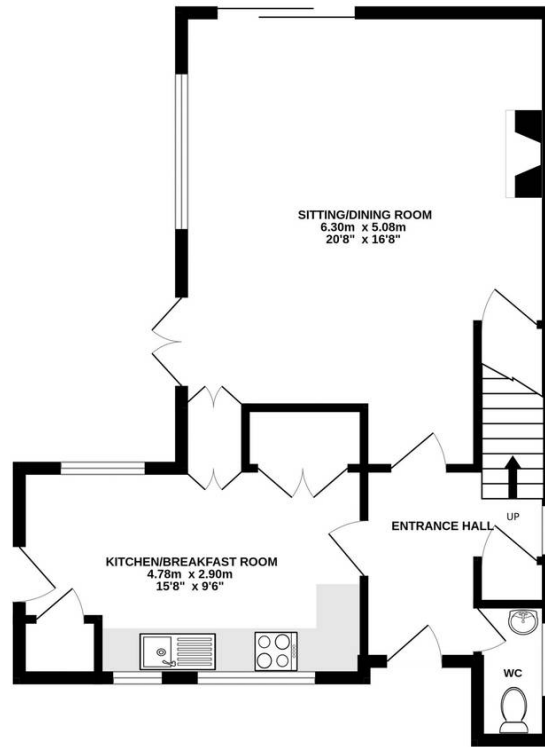
A home offering excellent potential for those downsizing to appreciate the space and privacy, or those looking to vastly extend and rebuild their dream home.

For more information, please reference planning (insert planning ref) or contact the agent.

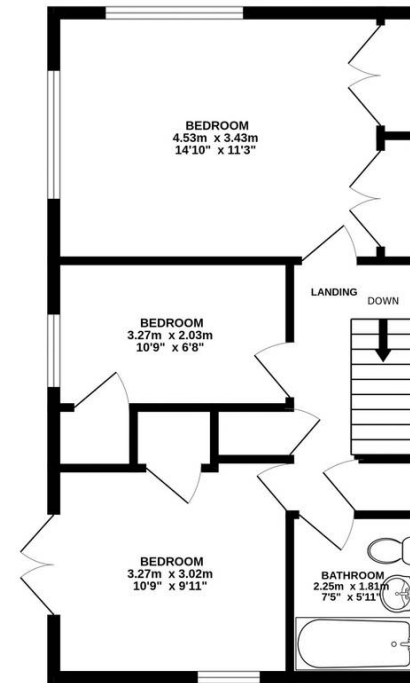
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



GROUND FLOOR
53.1 sq.m. (572 sq.ft.) approx.



1ST FLOOR
46.7 sq.m. (503 sq.ft.) approx.



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TOTAL FLOOR AREA : 99.9 sq.m. (1075 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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