



Weatherhill Road, Smallfield

£675,000





Built by a locally renowned developer known for their attention to detail and high-quality finish, each home at The Forge reflects a strong track record of delivering thoughtfully designed properties that combine style, practicality, and craftsmanship. Previous developments have been praised for their clean, contemporary interiors and lasting build quality — and The Forge is no exception. From the carefully selected materials to the modern specification throughout, these homes are a testament to the developer's commitment to creating spaces that stand the test of time.





Set within The Forge, an exclusive collection of just six detached homes, this impressive four-bedroom property is the largest house type within the development, offering over 1,375 sq ft of beautifully designed accommodation across three floors.

Created with modern family living in mind, the ground floor is centred around a stunning open-plan kitchen and dining room, complete with high-quality cabinetry, quartz worktops, integrated appliances and a central island. Bifolding doors open onto the landscaped rear garden, while a separate utility room and cloakroom add valuable practicality. A generous living room provides a welcoming space to relax away from the hub of the home.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom, providing flexibility for growing families, guests or home working. Occupying the entire top floor, the principal suite enjoys a real sense of luxury and privacy, featuring a substantial double bedroom and its own en-suite shower room.

Built to modern standards of comfort and efficiency, the property benefits from an air source heat pump, underfloor heating throughout the ground floor, EV charging provision and the reassurance of a new build warranty. Externally, there are two allocated parking spaces alongside a landscaped rear garden. This plot has the largest garden in the development, benefitting from a substantial amount of garden space + secure woodland behind.

The Forge enjoys a desirable village setting, with local shops, schools, countryside walks and everyday amenities all within easy reach. Regular bus routes provide direct links into Horley, while excellent road and rail connections make commuting straightforward.

Combining generous proportions, high-specification finishes and energy-efficient living, this exceptional home represents a rare opportunity to secure one of the flagship properties within this boutique Surrey development.



Need to know

- A boutique collection of just six detached new homes in the sought-after village of Smallfield.
- ** INCENTIVE - Stamp duty paid up to £23,750 with offers at asking price **
- 0.28 acre plot, situated at the back of the development with a large garden + woodland area.
- Contemporary kitchen / diner that features sleek quartz worktops and integrated appliances.
- Open-plan living areas create bright, sociable spaces perfect for family life or entertaining.
- Ideal for families, home workers, and downsizers seeking style, space, and convenience.
- Two allocated parking space with each home & an electric car charging point.
- Traditional redbrick exteriors combine timeless kerb appeal.
- Air source heat pump ensuring an energy efficient home.
- New Build Warranty.

Interested?

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The Forge, Weatherhill Road, Smallfield

Total Area: 128.0 m² ... 1378 ft²

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