



Weatherhill Road, Smallfield

£575,000





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 beautifully designed four-bedroom property offers the perfect balance of contemporary style, energy efficiency and practical family living in the heart of Smallfield.

Arranged over three floors, the accommodation has been thoughtfully designed to maximise both space and natural light. The ground floor centres around an impressive kitchen and dining room, fitted with high-quality cabinetry, quartz worktops and integrated appliances. Bifolding doors open onto the landscaped rear garden, creating an ideal space for entertaining and everyday family life. A separate living room provides a cosy retreat, while a cloakroom completes the ground floor.

The first floor offers two generous double bedrooms, a family bathroom and a versatile study, ideal for home working. Occupying the entire top floor, the principal suite enjoys a real sense of privacy, complete with fitted storage and an en-suite shower room.

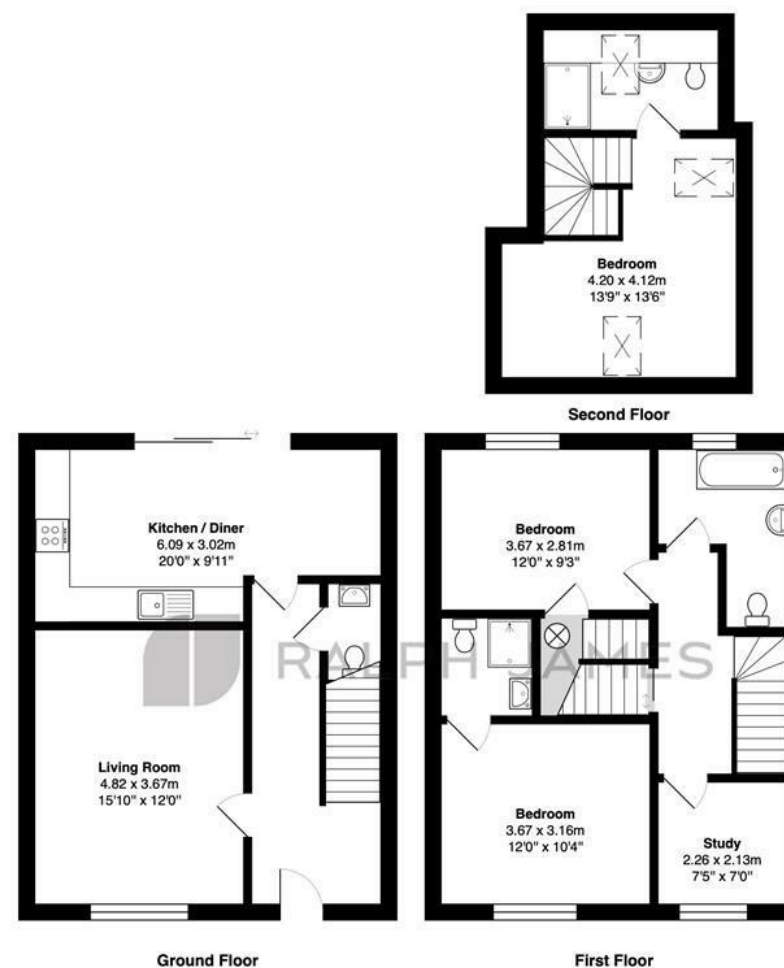
Designed to deliver comfort as well as efficiency, the home benefits from an air source heat pump, underfloor heating to the ground floor, EV charging provision and the reassurance of a new build warranty. Externally, there are two allocated parking spaces alongside a landscaped rear garden.

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 connections into Horley, while excellent road and rail links make commuting straightforward.

Offering one of the largest layouts within this boutique development, this is a superb opportunity to secure a stylish new home in one of Surrey's most welcoming village communities.

Need to know

- A boutique collection of just six detached new homes in the sought-after village of Smallfield.
- Available to reserve now – secure your home at The Forge today.
- Ranging from three to four bedrooms, each home is designed with spacious, flexible living in mind.
- Contemporary kitchens feature sleek quartz worktops and integrated appliances with bifolding doors leading to the landscaped garden.
- 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.



The Forge, Weatherhill Road, Smallfield

Total Area: 110.8 m² ... 1193 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.

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RALPH JAMES

Interested?

redhill@ralphjames.co.uk
01737 765 555

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ralphjames.co.uk