



Peeks Brook Lane, Horley

Guide Price £1,100,000 – £1,200,000



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A rarely seen converted Chapel, originally built in the 1800s with a host of character features, which has been vastly extended into a 5 bedroom detached home with a separate two storey detached annexe with an integral garage, sat on a generous plot in a semi-rural location on the outskirts of Horley. The property is still within easy reach of Horley town, transport links, Gatwick Airport, schools and amenities.

Upon approach to the property, down a peaceful road you will notice the imposing yet attractive frontage. There are 2 separate driveways, for the main home and the annexe. Heading into the main residence, there is a superbly proportioned entrance hall, with ample storage cupboards, space for shoes and coats, access to the cloakroom, living/dining space and stairs to first floor.

The living space briefly encompasses a generous living room, with dual aspect windows and feature fireplace, and a separate kitchen/dining area. here there is a grand dining space easily accommodating an 8+ person dining table, and a kitchen/breakfast area with tasteful wall and base units, a large blue/black granite island with other worktops being iroko wood and a host of fitted and freestanding appliances with the flooring laid with silver travertine flagstones. Doors also lead to the conservatory with triple aspect windows and doors to garden laid with Old London sandstone flagstones, and a utility room with butler sink and further appliances along with plumbing for 2 washing machines with a separate tumble dryer, plus extra fridge freezer, oak worktop and cupboards above with a convenient pantry also available. Completing the downstairs, there is a well proportioned double bedroom with an en-suite.

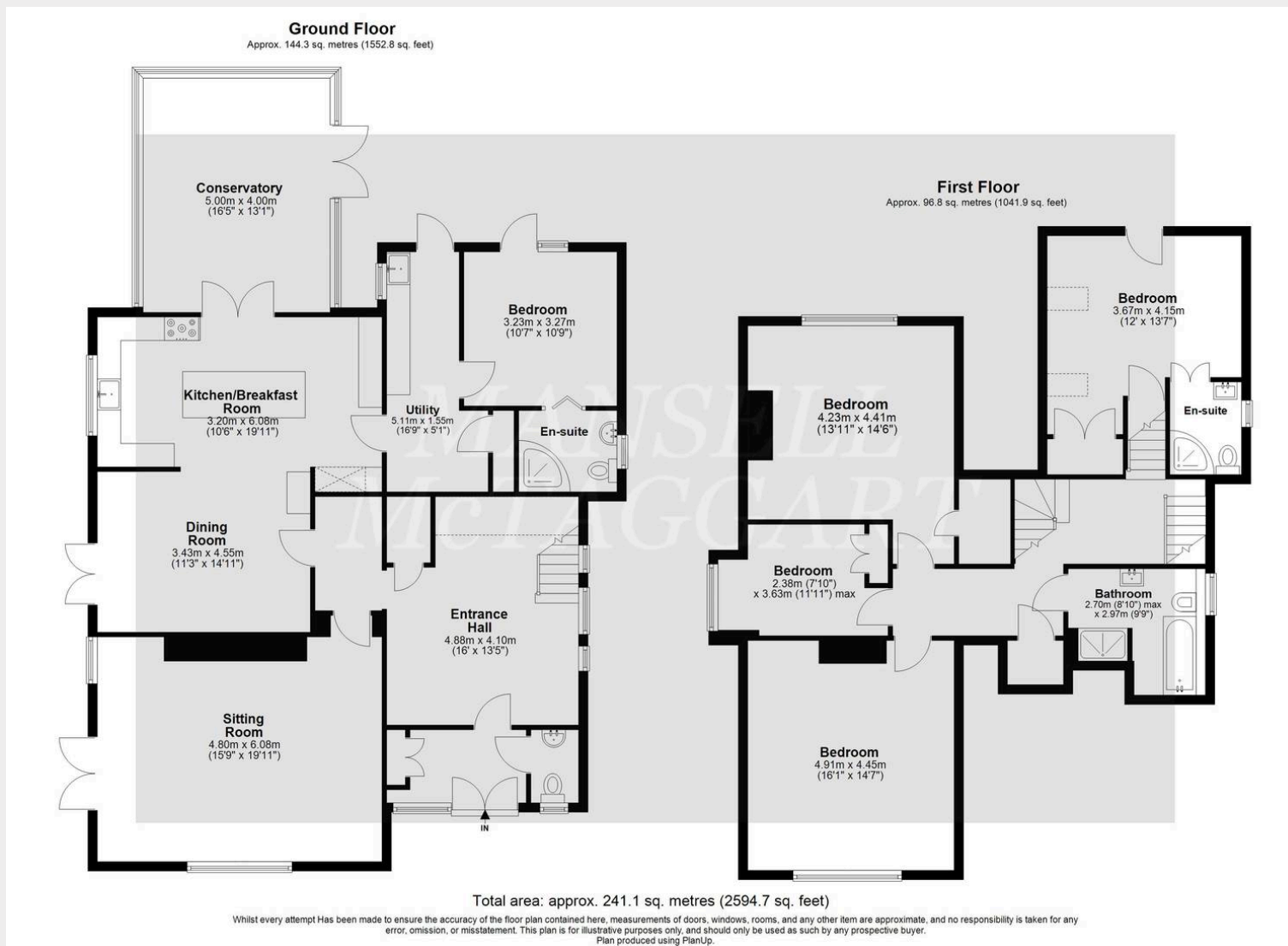


Heading upstairs, there is a split level landing with a vaulted ceiling. This leads to bedroom 1 and a further landing with access to bedrooms 2-4 and family bathroom. Bedroom 1 is a fantastic size, used as a master suite, there is ample space for a super king size bed and furniture with the room boasting a Juliet balcony, newly fitted en-suite and fitted wardrobes. Bedrooms 2 and 3 are both generous rooms, housing king size beds and furniture, with bedroom 2 having fitted wardrobes. Bedroom 4 is a large single/small double and the family bathroom has just been refitted to a modern suite.

The Annexe is set across two storeys, downstairs there is an open plan living space and separate kitchen, with the top floor benefitting from a sizable bedroom and bathroom with potential income from renting.

Both share generous grounds with a host of mature trees, shrubs, vegetable and fruit patches. There is also a tasteful original well and a pond. The remainder is laid to lawn and has high reaching borders giving a sense of privacy and seclusion. There are also 2 large storage shed with an attached summer house.





## Mansell McTaggart Horley

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