



**Connells**

Careys Wood  
Smallfield Horley

# Careys Wood Smallfield Horley RH6 9PA

for sale offers in excess of  
**£495,000**



## Property Description

A fantastic opportunity to acquire a thoughtfully laid out four-bedroom semi-detached family home in the popular Careys Wood area of Smallfield. The property offers generous and flexible accommodation over two floors and has been well maintained to provide a comfortable and practical family environment.

On the ground floor, the front door opens into a porch and through to a welcoming entrance hall leading to a cosy living room featuring a log burner, creating a warm and inviting focal point. This living room opens into a conservatory/orangery providing excellent natural light with access to the kitchen and double patio doors giving direct access to the rear garden, making it ideal for both everyday living and entertaining. There is a separate dining room with a log burner leading to a large fitted kitchen that offers practical workspace including a range cooker, slim-line dishwasher and breakfast bar. There is a useful utility room with plumbing for a washing machine and a separate downstairs cloakroom/WC. Notably, the fourth bedroom is located on the ground floor, offering excellent flexibility for guests, multi-generational living, or a home office. Upstairs, there are three further well-proportioned bedrooms along with a family bathroom with an electric shower over the bath. The bedrooms offer versatile use depending on lifestyle needs.

The property enjoys a large rear garden with shrub beds and is ideal for outdoor dining and family use. There is a large shed and a summer house. To the front, there is a driveway providing off-street parking for up to four vehicles and a side access gate leading to the rear of the property. Additional benefits include solar panels providing hot water, helping to improve energy efficiency. Conveniently located close to local shops, schools, and transport links.

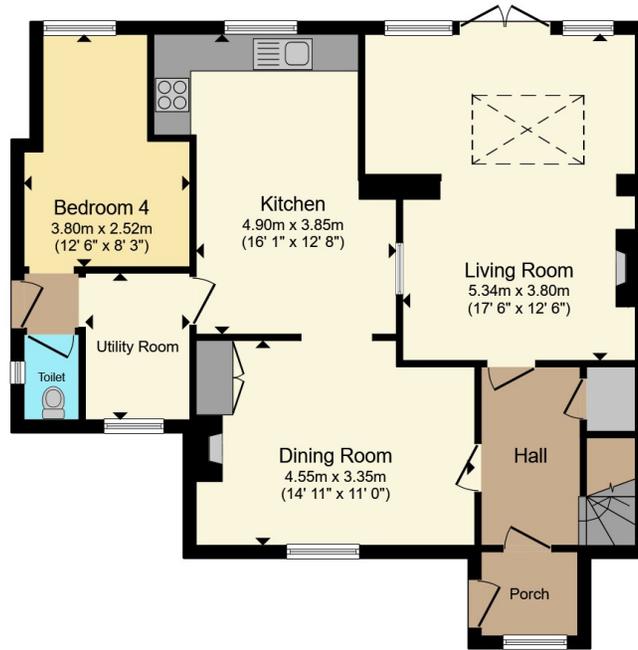


## Outside









**Ground Floor**



**First Floor**

Total floor area 121.5 m<sup>2</sup> (1,308 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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30 High Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HLY404902](http://connells.co.uk/Property/HLY404902)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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