

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.



Energy Efficiency Rating	
Current	Potential
56	71
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

propertymark



zoopla

rightmove

onTheMarket.com

woodlands



Picketts South Picketts Lane, Redhill, Surrey, RH1 5RG
£799,950
Leasehold - Share of Freehold

Welcome to this absolutely stunning mansion conversion, one of only five in this gorgeous Victorian building.

This spacious property is packed full of character features and has 11ft high ceilings through the main part of the accommodation.

The private entrance is a grand affair, with steps up to double doors, which lead though to an entrance vestibule that has built in storage. Your main living space is an impressive room with twin bay windows, high ceilings and a beautiful fireplace, with seating built into the recess. There is a social kitchen/dining room, with a bay overlooking the gardens, and steps up to a cozy mezzanine, which would make a perfect reading nook or study. Off the inner hallways there are two good size bedrooms, a well appointed family bathroom, and steps down to a lower ground floor room, that could easily works as an additional bedroom or a study. The principal suite has a dressing room, which is open to a delightful space that has skylights, vaulted ceilings, a door to an en-suite shower room and French doors to lovely patio area.

Outside you have a host of perks, including a private gravel driveway offering parking for many vehicles, a carport and three quarters of an acre of private gardens, that include an apple orchard, wooded area, extensive lawns and a delightful seating area surrounded by an arbor, well planted beds and a greenhouse. You also have access to "The Sanctuary" which is a 6 acre space owned by three of the apartments in Pickets and several residents who live adjacent to the land.

The property has the benefit of a share of the freehold and a long lease, in addition, the flat parts of the roof have recently been fully replaced.

Located just off Picketts lane, the location is wonderfully rural, yet still only a mile from local shops, schools and Salfords mainline train station. In addition, Horley town centre, with its great selection of shops, pubs and restaurants, is less than 2 miles away.

- **EXCEPTIONAL HOME**
 - **THREE/FOUR BEDROOMS**
 - **EXCELLENT CONDITION**
 - **LARGE PRIVATE GARDEN**
 - **COUNCIL TAX BAND: E**
- **PACKED WITH CHARACTER**
 - **HIGH CEILINGS**
 - **PRIVATE DRIVE AND CAR PORT**
 - **SHARE OF FREEHOLD**
 - **EPC RATING: D**



- ROOM DIMENSIONS:**
- | | |
|--|--|
| ENTRANCE VESTIBULE
15'11 x 9'5 (4.85m x 2.87m) | BEDROOM THREE
10'4 x 6'11 (3.15m x 2.11m) |
| LOUNGE
22'10 x 220 (6.96m x 67.06m) | BEDROOM FOUR
10'11 x 7'2(max) (3.33m x 2.18m(max)) |
| KITCHEN/DINING ROOM
19'1 x 13'10 (5.82m x 4.22m) | BATHROOM
8'3 x 6'8 (2.51m x 2.03m) |
| STUDY
1'1 x 8'4 (0.33m x 2.54m) | GAS CENTRAL HEATING |
| BEDROOM ONE
15'10 x 11'3 (4.83m x 3.43m) | SASH WINDOWS |
| DRESSING ROOM
11'1 x 7'6 (3.38m x 2.29m) | THIRD OF AN ACRE GARDEN |
| ENSUITE
9'5 x 5'6 (2.87m x 1.68m) | CAR PORT |
| BEDROOM TWO
11'1 x 10'0 (3.38m x 3.05m) | PRIVATE GRAVEL DRIVE |
| | SHARE OF FREEHOLD |
| | YEARS REMAINING ON LEASE: 981 |
| | GROUND RENT: N/A |
| | SERVICE CHARGES: £1,500 per annum |