





## 15 PEPPIATT CLOSE, HORLEY, SURREY, RH6 9FR

**£750,000**

**FREEHOLD**

Perfectly balanced family home, with ample parking, a double garage and a superb outlook.

Located in a quiet corner of The Acres, a highly desirable development that sits only a mile from Horley town centre and mainline train station, this two storey house offers an impressive amount of space.

Downstairs there is generous entrance hall, with storage built in under the stairs, and a cloakroom. You have two rooms to the front, one of which functions as a study, the other being ideal for a playroom or additional bedroom. At the rear there is a spacious living room, with large bi-folding doors to the garden and a door to an impressive, kitchen/dining space, which is dual aspect and also has bi-folding doors to the garden. Off the kitchen there is a handy utility room, which has a side door to the driveway and a door to the playroom. On the first floor you have a good size landing with a built in airing cupboard. There are four double bedrooms, a family bathroom, and an en-suite shower room to the second bedroom. The dual aspect, principal suite comprises a dressing room and a four piece bathroom, with some lovely views from the bedroom.

Outside you have a driveway with ample parking for four cars, beyond which there is a detached, double garage, with twin up and over doors, a pedestrian access door from the garden, as well as power and light. The rear garden is a low maintenance space, measuring around 40ft in width and 30ft in depth, with a sunny, southerly aspect.

The Acres boasts a number of well kept green spaces, one of which this house overlooks. In addition there is a very handy Nisa Local within 300 yards, and also Trinity Oaks Primary School.

Horley town centre, with its range of shops, restaurants and bars, is only a mile away, and you also have direct trains to central London and Gatwick on offer from Horley Station.

- **SUPERB LOCATION AND OUTLOOK**
- **LARGE LOUNGE**
- **STUDY AND PLAYROOM/BED 5**
- **TWO ENSUITES**
- **COUNCIL TAX BAND: G**
- **FOUR DOUBLE BEDROOMS**
- **SPACIOUS KITCHEN/DINING ROOM**
- **FAMILY BATHROOM**
- **DOUBLE GARAGE AND PARKING**
- **EPC RATING: B**







#### ROOM DIMENSIONS:

**ENTRANCE HALL**  
14'3 x 9'2 (4.34m x 2.79m)

**CLOAKROOM**  
4'11 x 3'10 (1.50m x 1.17m)

**LOUNGE**  
16'11 x 11'11 (5.16m x 3.63m)

**KITCHEN/DINING ROOM**  
21'5 x 14'5(max) (6.53m x 4.39m(max))

**UTILITY ROOM**  
7'5 x 5'3 (2.26m x 1.60m)

**PLAYROOM**  
11'7 x 8'3 (3.53m x 2.51m)

**STUDY**  
9'3 x 7'3 (2.82m x 2.21m)

#### FIRST FLOOR

##### LANDING

**BEDROOM ONE**  
13'10 x 11'10 (4.22m x 3.61m)

**DRESSING ROOM**  
10'4 x 6'0 (3.15m x 1.83m)

##### ENSUITE SHOWER ROOM

**BEDROOM TWO**  
11'5 x 10'6 (3.48m x 3.20m)

**ENSUITE SHOWER ROOM**  
8'11 x 3'9 (2.72m x 1.14m)

**BEDROOM THREE**  
12'0 x 10'10 (3.66m x 3.30m)

**BEDROOM FOUR**  
11'2 x 9'6 (3.40m x 2.90m)

**FAMILY BATHROOM**  
7'0 x 6'5 (2.13m x 1.96m)

#### GAS CENTRAL HEATING

#### DOUBLE GLAZED WINDOWS

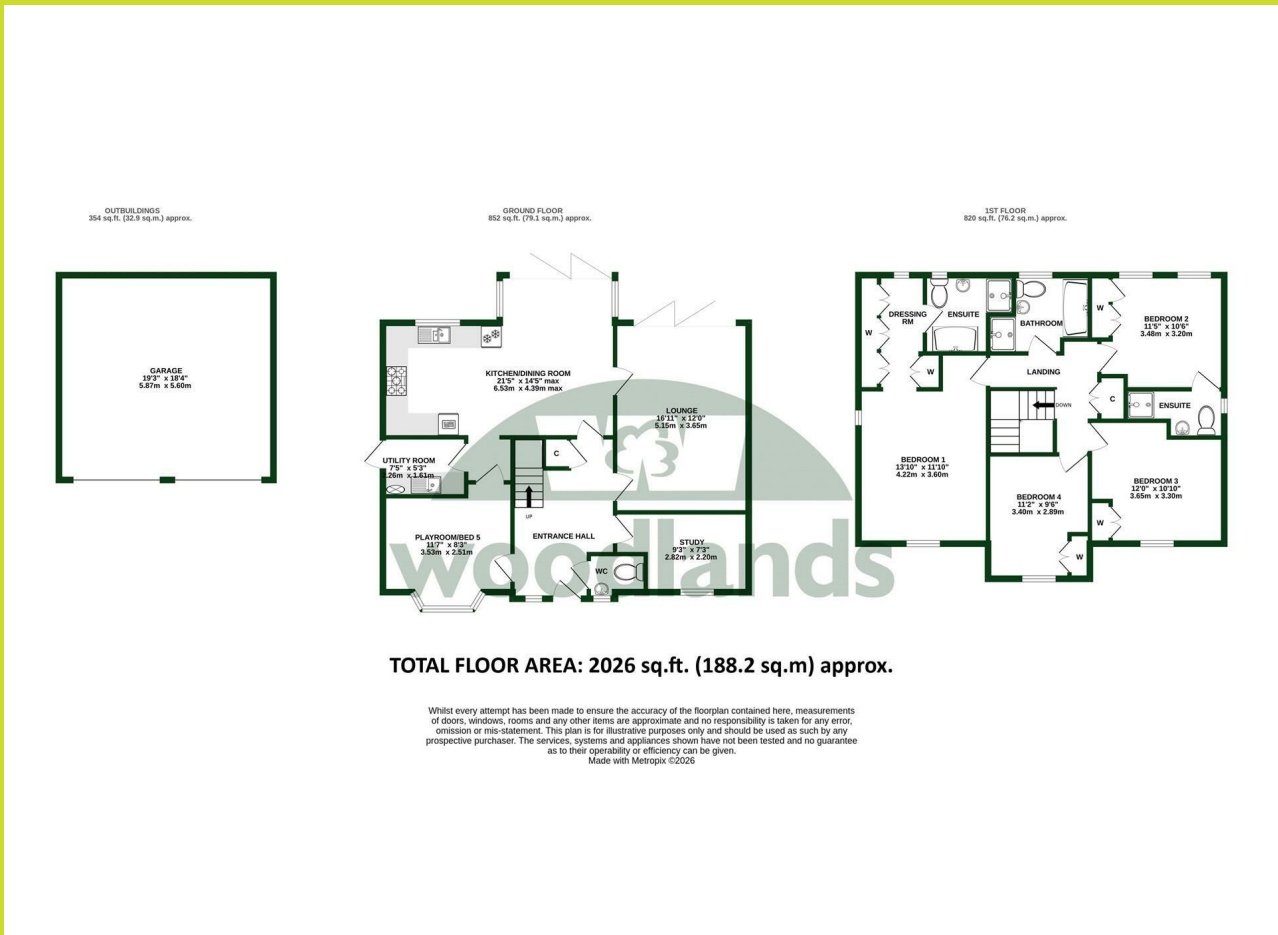
#### REAR GARDEN

#### OFF ROAD PARKING FOR 4 CARS

**GARAGE**  
19'3 x 18'4 (5.87m x 5.59m)

**ESTATE CHARGE: £178 PER ANNUM**





woodlands

OnTheMarket.com




rightmove

Zoopla

The Property Ombudsman

tsi  
APPROVED CODE  
TRADINGSTANDARDS.GOV.UK

propertymark

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

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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.