



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



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To view this property please call 01737 771777

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

