



Guide Price **£750,000** Freehold

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Grasslands, Smallfield, Horley RH6 8AW

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Moore & Partners

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This stunning 4/5 bedroom extended detached property is situated in the popular village of Smallfield. An internal viewing is highly recommended to fully appreciate the high-end quality finish and superb open plan kitchen/diner/family room.

This stunning 4/5 bedroom extended detached property is situated in the popular village of Smallfield, which boasts a range of local amenities including Co-op, local butchers, greengrocers, doctors' surgery, chemist, independent coffee shop and the highly regarded Burstow Primary School. Smallfield is in close proximity to Horley town centre and main line railway station providing services to London and the South Coast. Horley has a range of shops, pubs and restaurants as well as Waitrose supermarket. There are frequent bus services that run to Redhill, Horley and Crawley. For more extensive shopping, Crawley and Reigate town centres are approximately 15 minutes' drive. Gatwick Airport and the M23/M25 are also within easy reach.

On entering the property, you walk in to the spacious entrance hall with stairs to the first floor and landing. From the entrance hall you can access the Study, bedroom four and the open plan kitchen/diner/family room. Located at the heart of the property and extending out to the rear is the stunning open plan Kitchen/Diner/family room. The Bespoke kitchen has been fitted to a very high standard. The kitchen offers a very generous range of base and eye level units with Granite worksurface surround and granite back splash panels. The dining area can comfortably cater for an 8-seater dining room table and chairs with additional floor space to spare. The open family room creates a wonderful social atmosphere which provides plentiful floor space for a free-standing sofas and chairs. The entire kitchen/diner/family room is filled with plenty of natural light which filters through from the double opening doors which provides direct access to the garden, the rear aspect window and the amazing pitched sky light. A separate lounge is located off the kitchen area and provides a great place to relax. To the front of the property, you will find the study which provides access to the utility room. Bedroom four is located on the left of the entrance hall which benefits for an en-suite shower room.

To the first floor there are three very generous bedrooms. The master bedroom can comfortably cater for a super king size bed and benefits from a double built in wardrobe. Additional floor space is provided for free standing furniture. A door leads nicely through to the modern en-suite shower room which comprises of an enclosed steam shower cubical, wash hand basin and w/c with window. Bedroom two is a very spacious double bedroom which is the combination of the original bedroom three and four. Bedroom three is a good-sized double bedroom with space for bedroom furniture. The family bathroom has been re-fitted with a three-piece white suite which includes a Jacuzzi bath, storm shower and fitted units.

The rear garden is also a real feature to this property. The garden has been laid with Astro for ease of maintenance which is bordered with a beautiful paved patio and pathway from the rear of the property spanning to the side where there is space for all your summer furniture and barbecue. A detached wooden part enclosed and covered seating area has been created to enjoy a glass of wine in the summer or relax with a best seller.



Room Details

Ground Floor

Entrance Hall

Downstairs W/C

Kitchen/Diner/Family 26'8" x 24'11" (8.13m x 7.59m)

Family Lounge 12'7" x 12'0" (3.84m x 3.66m)

Study 9'7" x 7'5" (2.92m x 2.26m)

Utility Room 8'5" x 6'0" (2.57m x 1.83m)

Bedroom Four 11'6" x 8'3" (3.51m x 2.51m)

En-Suite Shower 5'3" x 5'1" (1.60m x 1.55m)

First Floor

Landing

Master Bedroom 14'6" x 11'9" (4.42m x 3.58m)

En-Suite Shower 8'2" x 5'9" (2.49m x 1.75m)

Bedroom Two 14'2" x 10'0" (4.32m x 3.05m)

Bedroom Three 14'0" x 8'5" (4.27m x 2.57m)

Family Bathroom 8'2" x 5'6" (2.49m x 1.68m)

Outside

Front Garden

Driveway

Rear Garden



Total area: approx. 152.9 sq. metres (1645.8 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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