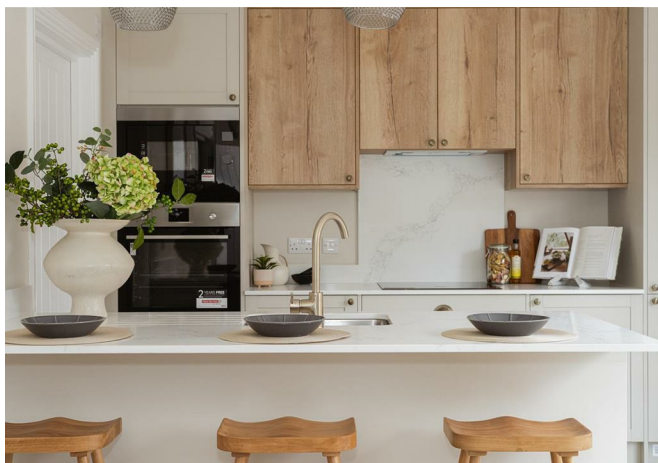




Weatherhill Road, Smallfield

£500,000





Built by a locally renowned developer known for their attention to detail and high-quality finish, each home at The Forge reflects a strong track record of delivering thoughtfully designed properties that combine style, practicality, and craftsmanship. Previous developments have been praised for their clean, contemporary interiors and lasting build quality — and The Forge is no exception. From the carefully selected materials to the modern specification throughout, these homes are a testament to the developer’s commitment to creating spaces that stand the test of time.





Set within The Forge, an exclusive collection of just six detached homes, this beautifully designed three-bedroom property offers the perfect balance of contemporary style, energy efficiency and practical family living in the heart of Smallfield.

Built with modern lifestyles in mind, the home has been thoughtfully arranged to maximise both space and natural light. The ground floor centres around an impressive open-plan kitchen and dining space, fitted with high-quality cabinetry, quartz worktops and integrated appliances, creating a space that is as functional as it is stylish. Bi-folding doors open directly onto the landscaped rear garden, seamlessly connecting indoor and outdoor living during the warmer months. A separate living room provides a cosy retreat away from the main entertaining space, while a cloakroom and useful storage complete the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making the layout equally well suited to families, downsizers and professional buyers alike.

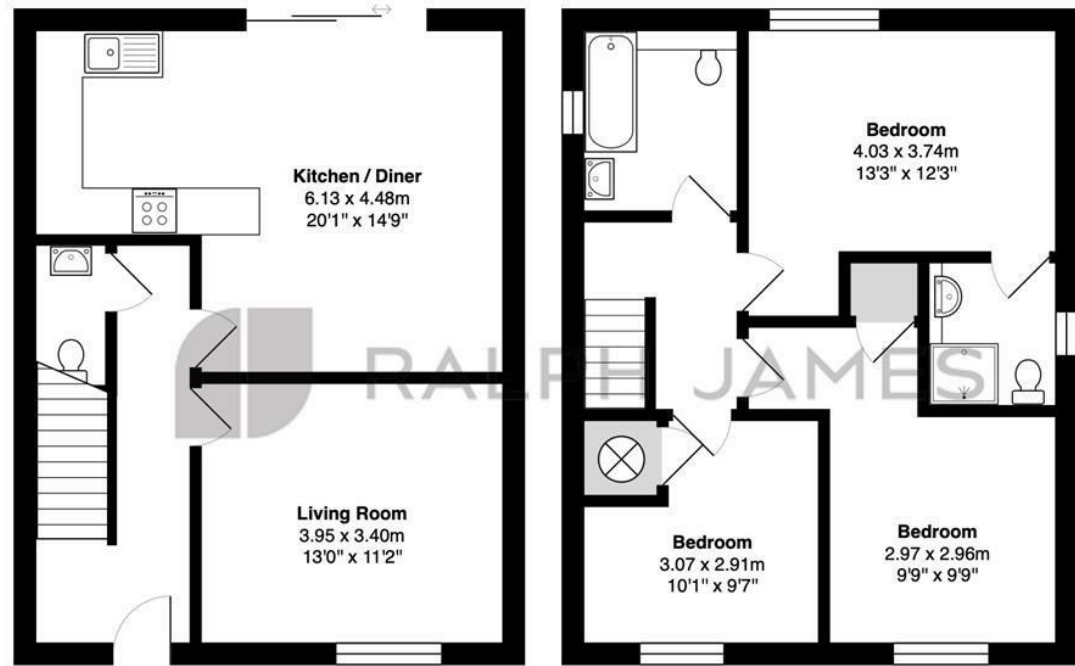
Designed to deliver comfort as well as efficiency, the home benefits from an air source heat pump, underfloor heating throughout the ground floor, EV charging provision and the reassurance of a new build warranty. Externally, there are two allocated parking spaces alongside the landscaped garden.

The Forge enjoys a desirable village setting, with everyday amenities, local shops, well-regarded schools and countryside walks all within easy reach. Regular bus routes provide convenient connections into Horley, while excellent road and rail links make commuting and wider travel straightforward.

Offering the rarity of a detached home within a boutique development, combined with high-specification finishes and outstanding energy efficiency, this is a superb opportunity to secure a stylish new home.

Need to know

- Guide Price £500,000 - £525,000
- A boutique collection of just six detached new homes in the sought-after village of Smallfield.
- Ranging from three to four bedrooms, each home is designed with spacious, flexible living in mind.
- Contemporary kitchens feature sleek quartz worktops and integrated appliances as standard.
- Open-plan living areas create bright, sociable spaces perfect for family life or entertaining.
- Ideal for families, home workers, and downsizers seeking style, space, and convenience.
- Two allocated parking space with each home and an electric car charging point.
- Traditional redbrick exteriors combine timeless kerb appeal.
- Air source heat pump ensuring an energy efficient home.
- New build warrantee.



Ground Floor

First Floor

The Forge, Weatherhill Road, Smallfield

Total Area: 94.9 m² ... 1022 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Interested?

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