



Church Road, Horne

Guide Price £875,000



4



3



3

Robert
Leech.



Hadrians Lea, Church Road

A stunning four bedroom extended semi-detached property that enjoys a semi-rural location in the village of Horne. It is approached by a private driveway allowing parking for several vehicles, there is also a newly built double car barn which has a large very useful room at the back which could be used in a variety of ways such as an office, gym or snug. You enter the property into the spacious entrance hall which leads to the fabulous refitted kitchen/dinner, which is extremely well fitted with plenty of storage with both base and eye level units and a breakfast bar area. Leading from the kitchen/diner there is a passage way which has two very useful inbuilt cupboards a well fitted shower room with a toilet and a utility room. There is also a beautiful reception room that has a vaulted ceiling, exposed beams and exceptional views of the very large, south facing garden. This room was converted from the garage approximately 18 months ago. There are also French doors to access the garden and terrace. Coming back through the kitchen/dining room into the hallway there is an office and a large living room which has a double aspect giving stunning views of both the rear garden, which backs on to farmland, and the front of the property which, again, overlooks farmland. This room also has French doors to the rear garden

Up on the first floor you have a spacious landing which gives access to the three good size bedrooms, the master suite and the family bathroom. Two of the bedrooms are generous doubles and have useful fitted wardrobes, the third bedroom is also a very good size that could comfortably accommodate a double bed. The master suite comprises of a large bedroom, a walk in wardrobe and a generous en suite with both a bath and walk in shower. The bedroom is located to the back of the property enjoys a double aspect and has a views over the garden and farmland.

The south facing garden backs on to farmland which has stunning views and offers a high degree of privacy, it two has two good sized decked and illuminated sun terraces, it is the perfect space for outside entertaining either during the day or in the evening, there is also a large timber workshop, three sheds, summer house and log store

- 4 bedroom semi detached property
- Renovated and extended by current owners
- Spacious kitchen/breakfast room
- double car barn and driveway parking
- Generous master suite with en suite
- Countryside views
- Well presented throughout
- Separate utility room
- large south facing rear garden
- Over 2000 sqft



4.4 miles
Lingfield



7.2 miles
Gatwick



5.1 miles
Lingfield



LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Situated within 5 miles of the historic Lingfield Village, the property is just a short walk from the train station, a range of every day shops, village pub and amenities. For a larger range of shops, restaurants and leisure facilities Horley and East Grinstead can be found five miles distant

SCHOOLS

There are a variety of local schools in the area from Butterfly Nursery school to Oakwood secondary school all located within 5 miles. There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is less than 5 miles away whilst Dormansland Primary school is 6 miles distant.

TRAVEL

For the commuter Horley mainline rail station is under 5 miles away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7 miles away and for international travel Gatwick airport is just over 12 miles distant.



FAQ'S

- Council Tax - Band F
- Tandridge district council
- Built circa late 1950's
- EPC rating - D
- Double car barn and driveway parking
- Oil central heating
- Sewage treatment plant





Approximate Gross Internal Area = 206.5 sq m / 2223 sq ft
 Outbuildings = 51.9 sq m / 559 sq ft (Excludes Carport)
 Total = 258.4 sq m / 2782 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID819674)

www.bagshawandhardy.com © 2021

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Robert
 Leech.

