

Bonehurst Road  
Horley, RH6

Freehold  
Offers in excess of £525,000



When we were searching for a house, we never expected to buy on an A road but were just bowled over by the charm, character and size of Wailly Cottage - the owner's comments...




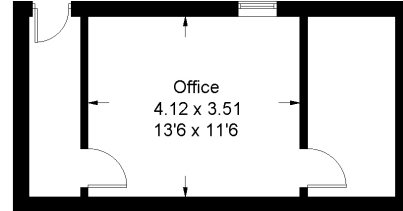
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT  
Tel: 01737 246 777  
E-mail: [hello@powerbespoke.co.uk](mailto:hello@powerbespoke.co.uk)

 powerbespoke  
— remarkably different. —

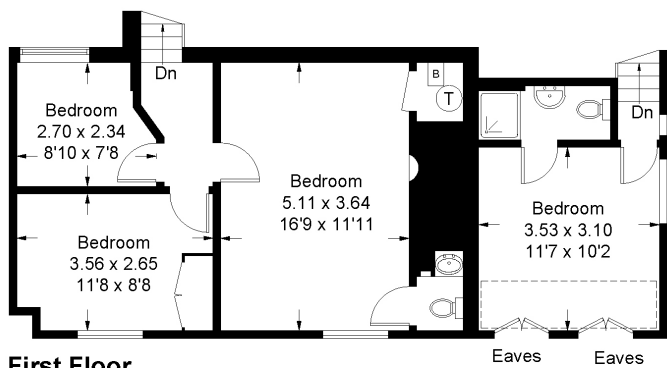


Approximate Gross Internal Area = 151.9 sq m / 1635 sq ft  
Garage = 71.4 sq m / 768 sq ft  
Annex = 25.0 sq m / 269 sq ft  
Total = 248.3 sq m / 2672 sq ft (Including Reduced Headroom)

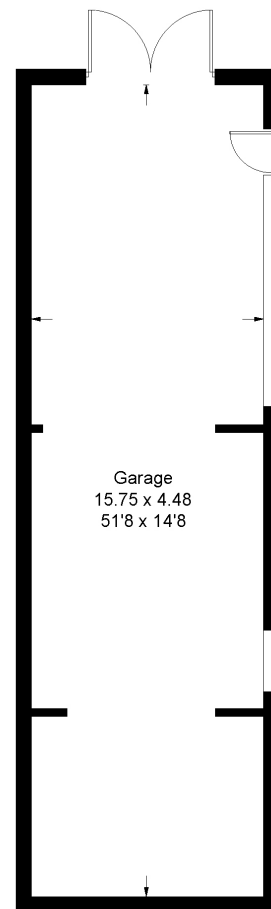
 = Reduced headroom below 1.5m / 5'0"



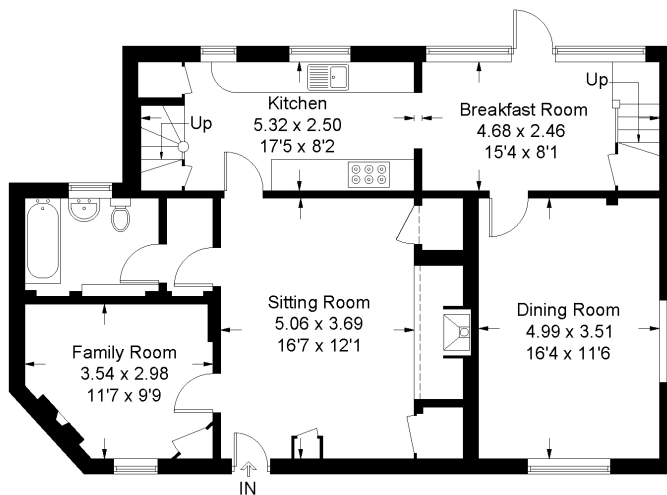
**Annex**  
(Not Shown In Actual  
Location / Orientation)



**First Floor**



**Garage**  
(Not Shown In Actual  
Location / Orientation)



**Ground Floor**

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. (ID?222923)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2016

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



When we were searching for a house, we never expected to buy on an A road but were just bowled over by the charm, character and size of Wailly Cottage - the owner's comments.

Believed to date back to the 17th century, Wailly Cottage is a characterful four bedroom semi detached, grade II listed house offering 1635 sq ft of characterful living accommodation. Originally, it was the residence for the stage coach builder and wheelwright. Later during the First World War it was a tea room servicing the traffic on the London to Brighton route. In fact it is still perfectly positioned as the midway point for the London to Brighton vintage car rally, in November you are transported back in time as cars over a century old chug by the cottage!

Parking Arrangements: Driveway for 2-3 cars plus 51 ft garage/workshop

Vendors position: No chain

Council Tax Band: E

Property Built: TBC

Tenure: Freehold

Garden Fence: Right and rear fence as looking out the back door

Garden Direction: West Facing

Chimney: Open

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.