

Blue Bird Gate
Horley, RH6

Freehold
Offers in excess of £900,000



By Power Bespoke ... Stunning Executive Family Home | 5 Double Bedrooms | Master Suite & Dressing Room | 4 Receptions | Gated Development - Nine Homes | Nestled in Countryside | Views Across Fields | NO CHAIN | Close to Gatwick Airport | 30 Min's London Victoria...ctd...

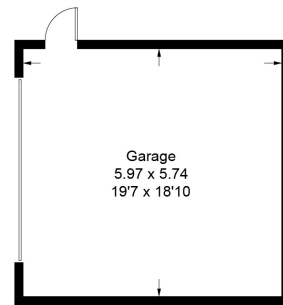
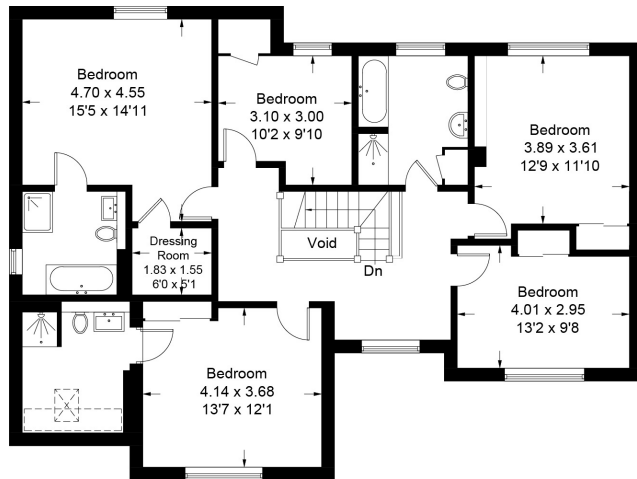


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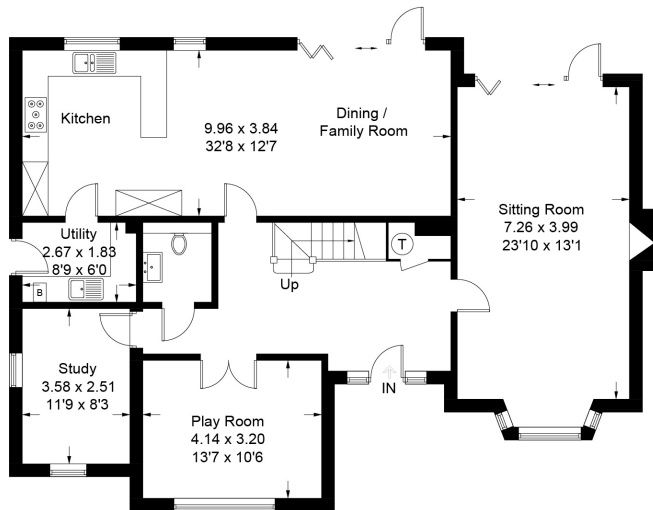
 powerbespoke
— remarkably different. —

Approximate Gross Internal Area = 242.4 sq m / 2609 sq ft
(Excluding Void)
Garage = 34.5 sq m / 371 sq ft
Total = 276.9 sq m / 2980 sq ft

 = Reduced headroom below 1.5m / 5'0"

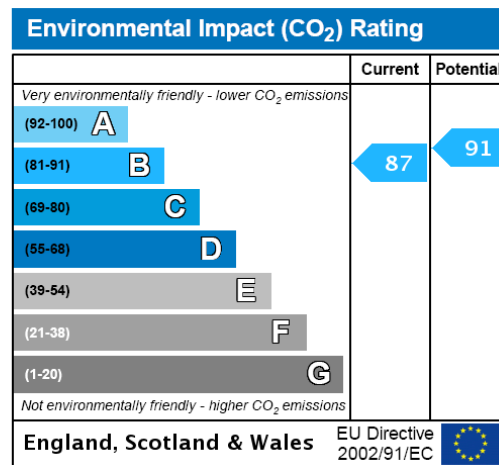
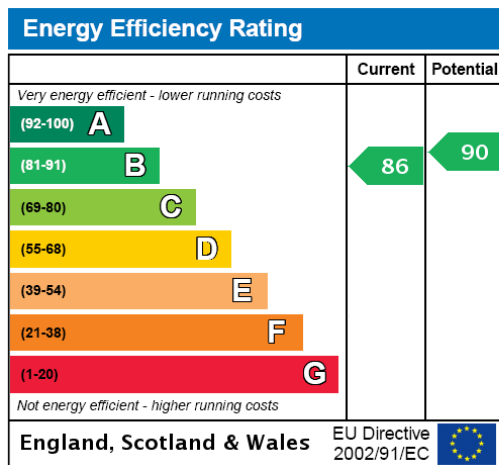


(Not Shown In Actual Location / Orientation)
Garage



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. (ID289129)
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Five Double Bedrooms | Master Suite with Dressing Room | Three Bathrooms | Four Reception Rooms | 33 Ft. Kitchen, Dining & Entertainment Area | Bi-Fold Doors to Large Rear Garden | Executive Gated Development of only Nine Homes | Surrounded by Countryside | Views Across Fields | Close to Gatwick Airport (5 minutes by car) | 40 Minutes Door to Door to London Victoria (Gatwick Express 30 mins) |

Blue Bird Gate is a new and original development (built 2015/2016) that offers nine beautiful properties. Our offering is the developers largest design of which there were only two built. We feel this is the best property within the site because it's at the end of the cul-de-sac ensuring maximum privacy and no through traffic, it also has those uninterrupted views across the rear fields.

This home offers everything a large family could desire, please review and absorb the floorplan with over 2900 square feet of internal space available, everything has been thought of ergonomically. The kitchen is fitted with integral Siemens appliances whilst the rest of the house is furnished with high end fixtures and fittings, there is also over 13 years left on the NHBC build warranty.

This gated community is made up of professionals, executives, city workers and families. The current owners planned on staying here for some time but are relocating abroad which forces their hand to sell.

Blue Bird Gate is located on the outskirts of the medieval village of Charlwood and is strategically placed to make the most of the countryside whilst being a short distance from some of the country's best transport links including the international airport of Gatwick.

Reigate is less than 5 miles away if you're seeking a traditional old english market town with Horsham and Dorking slightly further yet equally as popular for boutique shops and fine dining restaurants. Horley is the closest town, whilst quite a small high street it's generally well served with many retail premises, a large Waitrose and a London bound train station (Oyster friendly). Crawley is only 5 minutes down the road, a large new town with many of the large high street chains.

Other Information...

Parking Arrangements: Driveway & Double Garage
Vendors position: No Chain
Council Tax Band: G
Potential to add value/extend (stpp): Unknown
Tenure: Freehold
Age of Boiler: October 2015
Windows Installed: October 2015

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Garden Direction: South
Pound Per Square Foot: £302
Nearest Train Station: Gatwick, 1.9 Miles
Nearest Old Market Town: Reigate, 5 Miles

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