

Millfields Crescent
Charlwood, RH6

Freehold
Offers in excess of £415,000



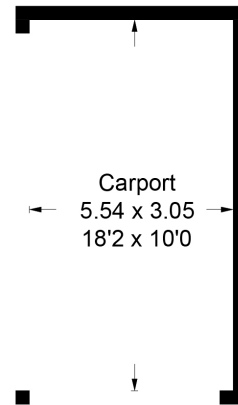
GUIDE £400,000 - £430,000. Exclusive Development | Beautifully Presented | En Suite to Master
| Car Barn & Parking Space | Large, Stunning, Landscaped Garden | South Westerly Aspect |
Commuter Village | Gatwick to London Victoria 30 minutes...ctd...



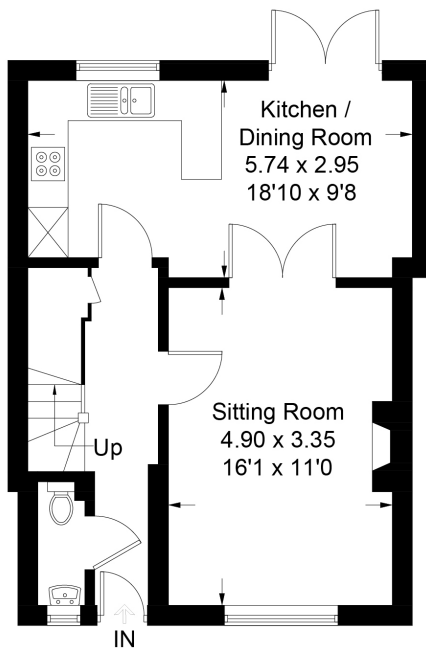
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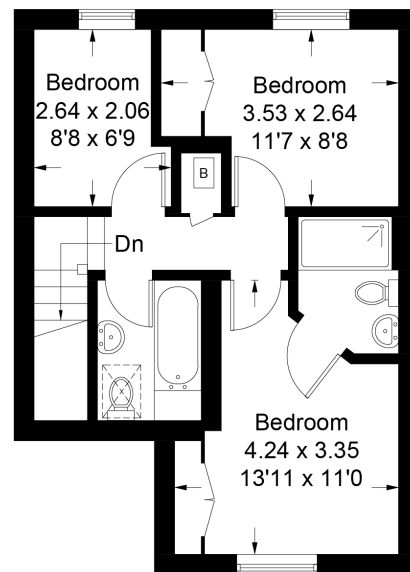
Approximate Gross Internal Area = 82.2 sq m / 885 sq ft
(Excluding Carport)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First 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. (ID268679)
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Nestled in Surrey's green belt is this exclusive development evocatively named Millfields due to the encompassing fields and adjacent proximity to the Lowfield Heath Windmill, a stunning feature. Built circa 2003 by Charles Church this very site was 'Gatwick Zoo and Aviaries' for many years prior, following the completion of this exclusive site, exotic birds would frequent their old homes in surrounding trees at certain times of the year.

This beautifully presented, staggered terrace property looks directly over the communal pond and green which is home to ducks and moorhens, behind it backs onto fields and off to the windmill. There is an allocated parking space and one further space in an open car barn that comes with the property as well as access to the large garden via a private pathway.

Internally the large kitchen diner becomes the hub of the house which extends into the garden via the French doors. It has a separate lounge which also has the option of becoming open plan via double doors as well as a downstairs WC. Upstairs are 3 good size bedrooms, the master with en suite and a vaulted ceiling in the family bathroom.

Outside the large garden has been beautifully landscaped by the current owners and offers privacy to enjoy the rural aspect.

Millfields Crescent is a sympathetically modern and private community within the sought after and ancient village of Charlwood, it's located just out of the main village towards Russ Hill, Rusper & Newdigate meaning it's a slightly quieter, less built up area.

Located nearby are many public footpaths, bridleways and ancient woodlands that are free to roam and great places for dogs. Also nearby are many liverys for people wishing to keep or ride horses.

The M23, Newdigate, Gatwick Airport, Horley and Crawley are all within 5-10 minutes.
The M25, Reigate, Dorking, Horsham and Redhill are all within 15 minutes. (Journey by car)

Schooling is provided for extremely well locally with "Charlwood Village School" which now takes pupils up to comprehensive age. Oakwood in Horley is the natural progression for most children locally with travel to the school being provided for by the local authority. Reigate School is also a popular choice.

For Toddlers and pre-schoolers there is Bear & Bunny Nursery on the Horley Road coming out of Charlwood.

Parking Arrangements: Parking space and car port
Vendors position: Relocation
Council Tax Band: E
Property Built: 2004 (Charles Church)
Potential to add value/extend (stpp): No
Tenure: Freehold
Garden Direction: South Westerly

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