

Millfields Crescent
Charlwood, RH6

Freehold
Offers in excess of £385,000



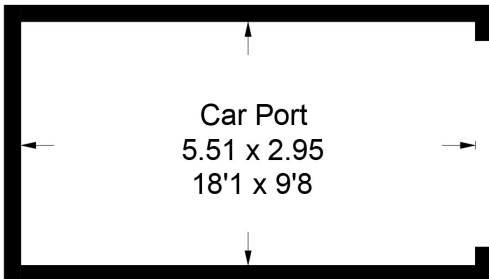
*** SOLD *** £7,000 OVER ASKING PRICE



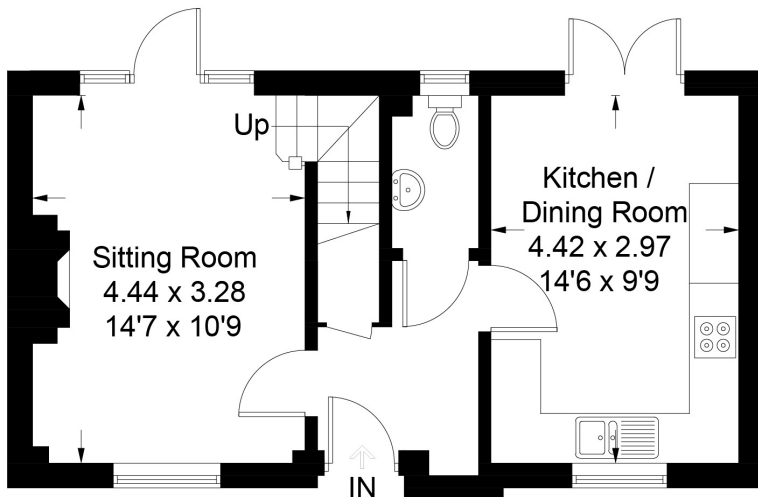
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— remarkably different. —

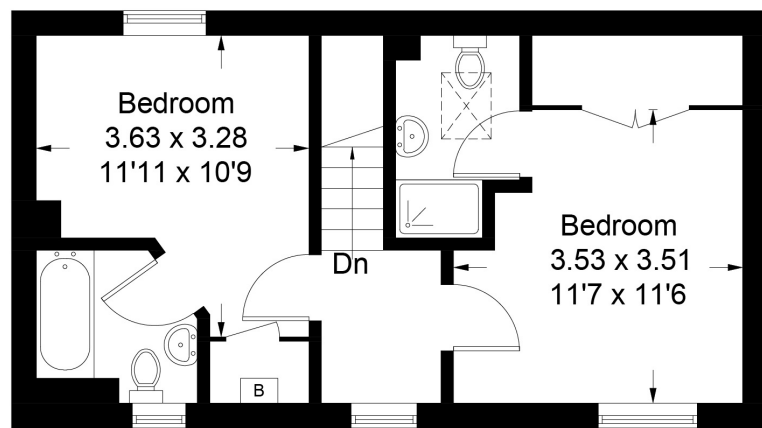
Approximate Gross Internal Area = 76.4 sq m / 822 sq ft
Car Port = 16.2 sq m / 174 sq ft
Total = 92.6 sq m / 996 sq ft



(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. (ID299534)
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Exclusive Development | Very Large 2 Bedroom 2 bathroom | Beautifully Presented | En Suite to Both Rooms | Downstairs WC | Car Barn & Parking Space | Large, Landscaped Garden | Commuter Village | Gatwick to London Victoria 30 minutes | Charlwood to Gatwick 10 minutes

A unique double facade leads into a beautifully presented, two double bedroom home with an en suite in both rooms.

The good sized kitchen diner and lounge both have doors opening up to the rear garden. Off the hallway is the downstairs WC. The unusually large rear garden was landscaped by the current owners it offers privacy to enjoy the rural aspects.

To the front is a wonderful outlook across the communal pond and green which is home to ducks and moorhens.

There are two parking spaces including the one in the open car barn that comes with the property. There is also rear access to the large garden via a private pathway.

This exclusive development is nestled in Surrey's green belt and 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.

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: D
Property Built: 2004 by Charles Church
Tenure: Freehold

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