

Wheelers Lane
Horley, RH6

Freehold
Offers in excess of £650,000



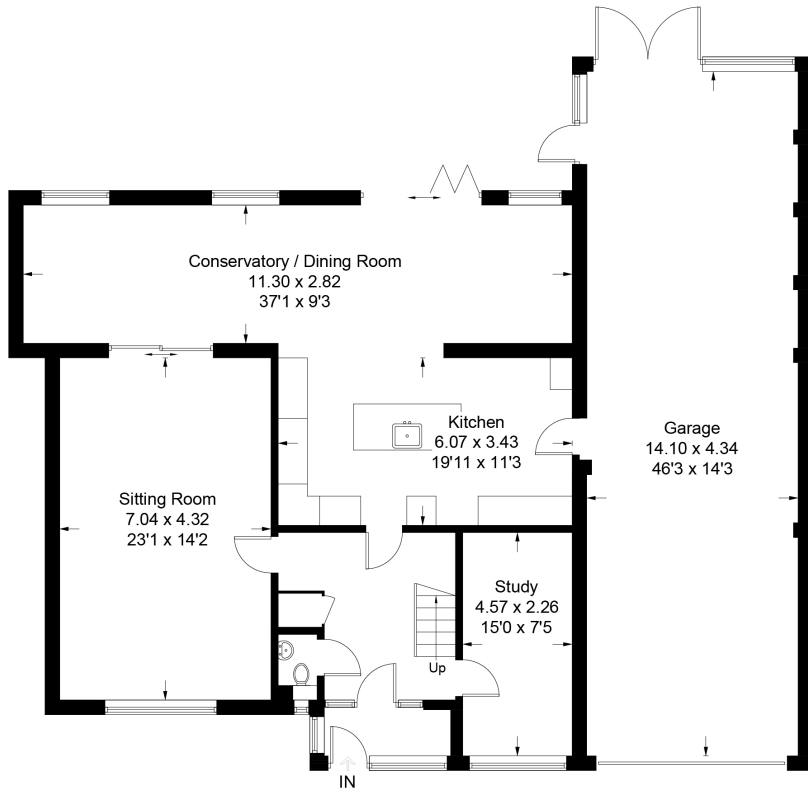
Days to Secure a Buyer: 14
Number of Viewings: 22
Number of Offers: 4
Sale Agreed Price: £652,000
Days to Exchange Contracts: 68
Percentage of Marketing Price Achieved: 100.3%



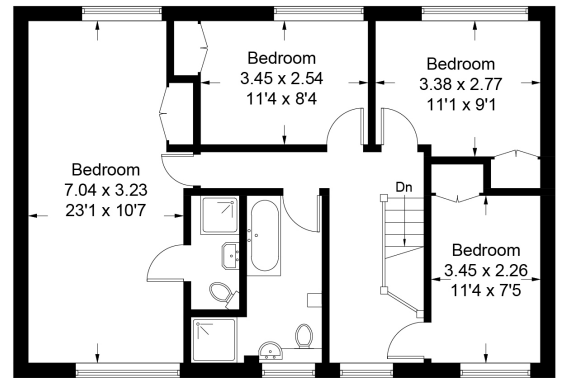
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

 powerbespoke
— remarkably different. —

Approximate Gross Internal Area = 254.0 sq m / 2734 sq ft
(Including Garage)



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. (ID371993)
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Guide Price £650,000 - £700,000.

Village Location | ANNEX potential | 23 ft. Double Aspect Master Suite | 2734 Square Feet | Luxurious & Modern Kitchen | Glass Roof Extension | 3 Reception Rooms | Large Integral Garage | Large Frontage | Large Rear Garden | Peaceful Setting | Walking Distance Shops & School | 15 Minutes to Gatwick Airport | Gatwick to London 30 Minutes | Walking Distance to Countryside

An incredibly large family home at over 2700 square feet, set in an equally impressive plot that offers privacy from the quiet road to the front and plenty of room at the back for children to play and adults to entertain.

This is the perfect house for entertaining, the sweeping open plan space starts from the lounge (spans 23 ft,) into the 37 ft. dining room (with glass roof) and then the luxurious re-fitted kitchen.

The garage is double width and over 46 ft. in length. This could be converted into ancillary accommodation or an annex. You should take planning advice of course but it offers over 650 square feet which is the same size as most modern two bedroom apartments. It could even have it's own section of garden.

Upstairs the master suite is over 23 ft., double aspect and also has the potential to be divided into two double bedrooms with minimal cost and fuss.

It's position within Smallfield Village is fantastic, away from the main roads yet walking distance to everything; shops, school, pub and countryside.

Viewings are by appointment only and commence 20th January 2018.

Additional Information:

Parking Arrangements: Driveway & garage

Vendors position: No chain

Council Tax Band: G

Tenure: Freehold

Nearest Train Station: Horley (2.5 miles)

Local Authority: Tandridge

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