



Proposed Front Elevation (West)

{ Reigate Road, Horley, RH6

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Reigate Road, Horley, RH6

Asking Price £495,000

Tenure: Freehold

-  Bedrooms: 4
-  Bathrooms: 3
-  Receptions: 3

Features

Plot of 1.25 acres, Planning for 2,228 sqft property, Triple Aspect Sitting Room, Dining Room, Kitchen, Study, Kitchen & Utility Room, Bedroom with Dressing Room & En-Suite, Guest Bedroom with En-Suite, Two Further Bedrooms, Family Bathroom.

Council Tax

Council Tax Band

Hamptons

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{ 1.25 acre plot with planning permission for 2,228 sqft home

The Property

The Haven offers a rare opportunity for a buyer to build a stunning detached family home which will sit within beautiful grounds of 1.25 acres. Planning Reference: 22/02771/F

The architects have designed a versatile home with welcoming an bright entrance hall which is open to the dining room views to the front and rear. The spacious kitchen benefits from a utility room and opens on to the rear gardens. A dedicated study situated to the front is perfect for home workers or students

The first floor accommodation is particularly well designed with galleried landing which provides access to all bedrooms. The largest bedroom has a dressing room, en-suite and balcony. The second bedroom would make an ideal guest suite with en-suite and its own balcony. The two remaining bedrooms are served by the family bathroom.

Outside

Set well back from the main Reigate Road, the plot enjoys a good degree of privacy and is ideal for someone who who is seeking a tranquil riverside property.

The plot is level and has direct access to the River Mole.

Location

The Haven is in a quiet backwater of just a handful of homes accessed from the Reigate Road. The town centre of Horley is approximately 2 miles away and provides shopping, restaurants and high order services, catering for residents and visitors alike. Waitrose is situated 2.4 miles from the property. The property is situated conveniently for mainline railway stations with services from Horley (2.6 miles) to London Victoria and Brighton in about 30 minutes. Reigate and Redhill town centres are just over 4 miles away and also offer a wide range of shopping opportunities and leisure facilities. The M23 and M25 motorways are situated close by and provide access to the national road network. The area is served by a wide choice of both private and comprehensive schooling options.





For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Proposed Rear Elevation (East)



Proposed Side Elevation (South)

