



Crutchfield Lane, Hookwood

Guide Price £1,000,000 - £1,100,000





This gorgeous character property is surrounded by countryside yet conveniently located just a short drive from both Reigate and Horley. The property has been owned by the same family for many years, so this is a fantastic opportunity for someone to breathe new life into it.





If you long for the country lifestyle but want to be within easy reach of modern conveniences, then this property strikes the perfect balance. Tucked away on a quiet country lane, from the front, you will not expect to find what is behind the front door. The property also offers plenty of potential to further extend (STPP).

Once inside the property is full of character and charm, with a light and airy feel from the vast amount of windows overlooking the stunning rear garden. There is a sizeable sitting room which connects to the spacious dining room, where the largest of family gatherings can be held without feeling as if you are being squeezed in. The inner hallway has a door to the garden and leads through to the farmhouse style, country kitchen, with space for a breakfast table too. On the ground floor there is also a study with a delightful view over the garden, the perfect spot for home working.

Upstairs you will find three excellent size double bedrooms, all enjoying the aspect over the rear garden and the fields beyond. There are also two bathrooms.

The real show stopper here is the garden. The lawn stretches out in front of you to the fields and there is a further section of garden round to the right hand side which also has a separate access through a gate. Last but not least is the fabulous heated outdoor swimming pool surrounded by a patio terrace.

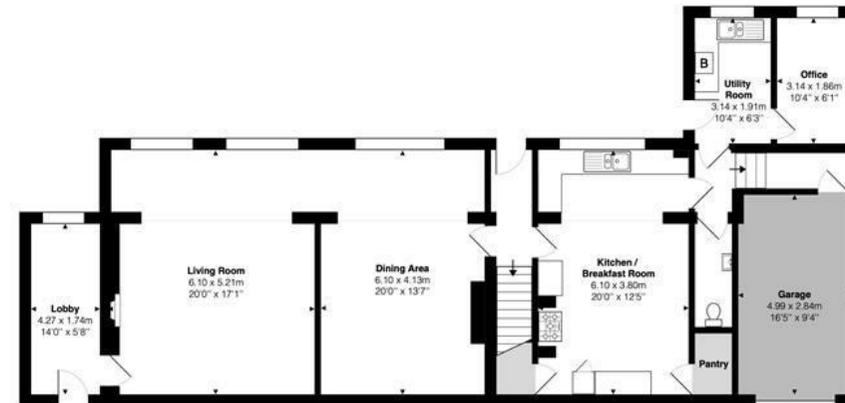


Need to know

- An exquisite example of a charming family home, with 3 large bedrooms and 2 bathrooms.
- Attractive barn-style property which is surprisingly spacious.
- Seamlessly flowing layout, ideal for a sociable household.
- Approx. an acre of garden, with large stone patio area, attractive summer house, 2 sizeable sheds and swimming pool. Enjoy views across the green belt.
- Parking is at the front with space for at least 2 cars, and a garage.
- Located 4 miles south of Reigate and 2 miles from Horley. Both towns offer excellent shopping experiences from high street fashion retailers to high end supermarkets.
- Reigate also boasts a number of highly recommended restaurants and local countryside pubs.
- The immediate area benefits from an excellent number of private and state schools.
- Benefitting from a number of excellent transport hubs including Horley & Salfords mainline station. 30 min train journey from Gatwick. Gatwick Airport is only 2.5 miles away.
- CHAIN FREE/Council tax band F/EPC rating D



First Floor



Ground Floor

Crutchfield Lane, Hookwood, Horley
Total Area: 218.7 m² ... 2354 ft² (excluding swimming pool)
FOR ILLUSTRATIVE PURPOSES ONLY

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