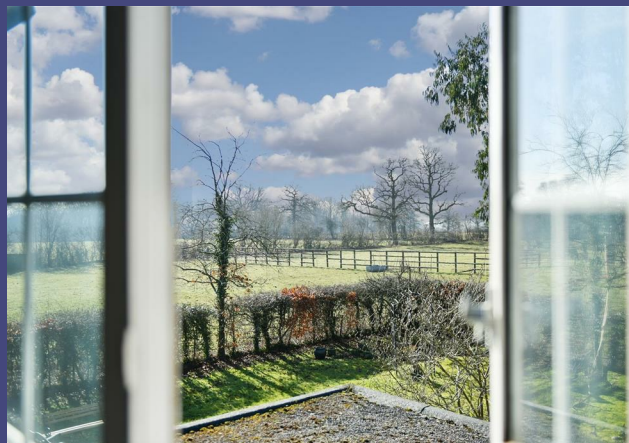


Horsehill Horley Surrey

£500,000



RALPH JAMES

FLOOR PLANS



Horse Hill Cottages, Horse Hill, Horley

Total Area: 97.1 m² ... 1045 ft² (excluding garden store)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



IN A NUTSHELL



Beautiful garden full of wildlife



Two/three reception rooms



Bright kitchen & utility room



Three bedrooms



Family bathroom & downstairs W.C



Parking for several cars



WHAT'S GREAT?

Horse Hill Cottage is a 1930's home and represents a stunning family idyll. There is huge potential for extension (STPP) both to the side and rear and parking is plentiful. The gardens wrap around the house and are simply stunning. The views beyond the gardens are uninterrupted across adjoining fields, full of wildlife to admire.

The interior sings with original features and the open fireplace perfectly complements the tasteful décor. Ground floor accommodation is generous, and rooms overlook the gardens from every aspect. The kitchen is the hub of the home, with panoramic views over the gardens, it's a delight at any time of the day.

The kitchen flows into the dining room where you can gather together for meals with friends and family. There is also a utility and store room plus a handy downstairs cloakroom just off the dining room. The equally impressive living area is complete with an open fireplace creating a great focal point for relaxing when reading a book or watching your favourite programme.

Upstairs, the landing area leads to the three bedrooms, two of which have ample storage space. The master bedroom takes advantage of the wonderful views to the rear and you can often wake to see horses grazing in the fields behind.

This cosy cottage really offers the best of both worlds, surrounded by countryside, yet easily accessible to local shops in Horley town centre, the train station and excellent schools. Gatwick Airport is just over 3 miles away, so when you're off on your holidays or need the fast train to London, getting to and from the airport will be easy. Reigate and Redhill are approximately 5 miles and provide further retail shops, restaurants, schools and entertainment for the whole family to enjoy.



Ashley likes it
because....

"Although the house is sat within its own grounds with views of the countryside, you are conveniently located. Gatwick & the M23 are close by for those of you who travel or commute frequently. The quaint market town of Reigate is a few miles north if you are looking for boutique shops and great food not to mention being surrounded by some stunning countryside, wellies here are essential."

SELLER'S SECRET

We moved from Croydon to this bijou semi-detached cottage in a semi-rural area 22 years ago. The back of the house overlooks open fields, while the front overlooks bluebell woods. The view from the kitchen is totally relaxing with panoramic views to the south and west, and numerous species of bird visiting the garden. We soon found out that our neighbours, although there is some distance between many houses in the area, were very welcoming and have remained so. Our immediate neighbour has been always helpful, friendly and sociable. The Norwood Hill community is regularly kept informed of any issues, events etc, by the very active Norwood Hill Residents Association via e-mail, and meet once a month for a social evening at the Fox Revived Pub just over a mile away. The pub is well worth a visit at any time for good meals and a drink.

CLOSE TO HOME

Horley Train Station 2.1m

Reigate High Street 4.7m

Gatwick Airport 3.4m

M23 Access 3.4m

Waitrose 2.1m

The Fox Revived Pub 1.1m

Reigate Grammar School 5m

Dunottar School 5m

Oakwood School 2.6m

East Surrey Hospital 5.1m

To buy or not to buy...

RALPH JAMES

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