



Paddock View, Smallfield Road, Horne, Surrey, RH6 9JP

www.jamesdeanproperty.co.uk



J A M E S D E A N
E S T A T E A G E N T S

Paddock View is an impressive detached family home occupying a semi-rural position but within close proximity to the village centre. The property has been extended and refurbished by the current owners and offers generous and versatile accommodation together with an array of outbuildings and a large paddock.

The property allows scope for further improvement and benefits from existing planning consent to complete an infill extension to the rear elevation and recent improvements include a new front door, refurbished bathrooms throughout, built in wardrobes to the master bedroom, installation of a wood burner, internal adaptation to create a home cinema and the additions of a new summer house/home office with heating as well as double garage with electric up and



over doors, power and lighting.

The ground floor accommodation includes a porch, entrance hall, cloakroom, study and living room complete with wood burner. To the rear is the open plan kitchen/dining room as well as a family room with French Doors leading out to the garden. Upstairs consists of a large landing, four bedrooms including a master with ensuite, family bathroom and loft storage.

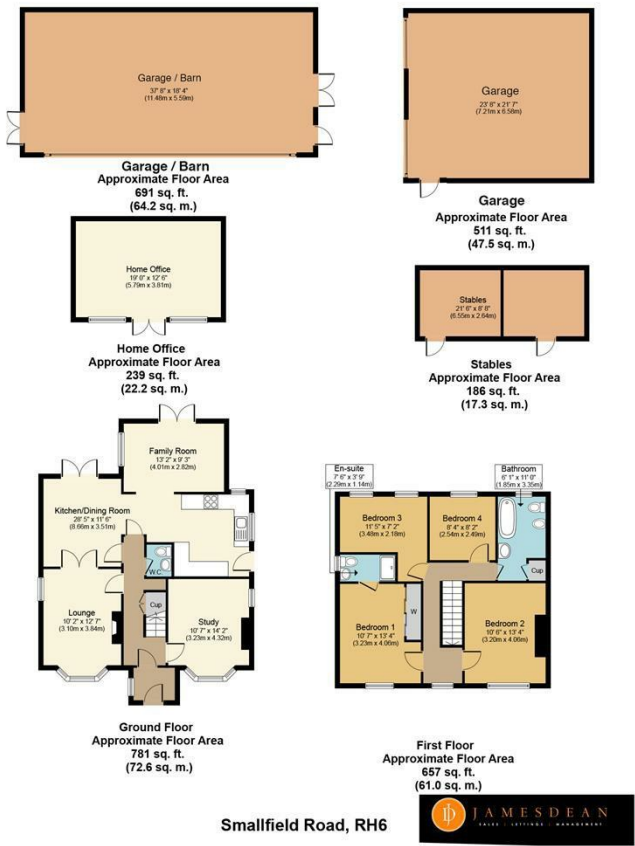
The external aspects are most impressive. The property is set amid magnificent grounds of approximately two acres offering complete privacy. The garden includes a patio area, pergola, hot tub, summerhouse and a large area laid to lawn. There is also a gated driveway with off road parking for multiple vehicles and separate vehicular access to the rear of the property that includes a double garage, two stables, a former dairy offering extensive storage and scope for adaptation as well as a fully enclosed paddock.

Located in a semi-rural setting, the property is a short distance from the nearby town of Horley, which offers residents an excellent mix of local amenities and great transportation links. Gatwick is only fifteen minutes away and Horley mainline station provides fast services to London and the south coast

Asking Price £875,000



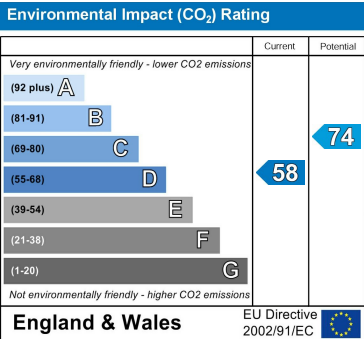
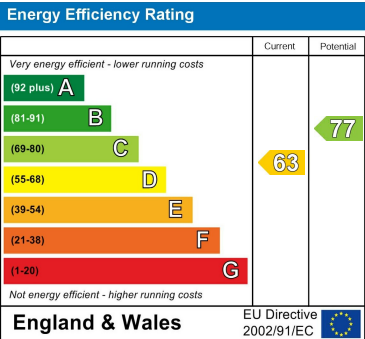
Floor plan



Approx. Gross Internal Floor Area 1677. sq. ft (155.79 sq.m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk



Key information

Internal Area: 1677.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.