



**The Oaks, Cross Lane, Smallfield, Surrey, RH6 9SA**  
**Asking Price £765,000**



This impressive detached family home overlooks open fields to the front and dates back to the 1800's. Occupying a large plot including a double garage and vehicular access to the rear, the property has been refurbished and upgraded by the current homeowners. It features a contemporary open plan kitchen/dining/lounge, two further receptions, four double bedrooms including one ensuite, deluxe bathroom and utility room.





This impressive, detached family home occupies an expansive plot overlooking open fields to the front and has been stylishly upgraded by the current owners. There remains considerable scope for the property to be extended subject to the usual planning consents.

The property is a chalet style house offering generous and versatile accommodation over two floors. The ground floor features an abundance of reception space, comprising a spacious dual aspect living room, fourth bedroom that can equally be used as studio, playroom, snug or games room and a wonderful open plan kitchen/diner/family room spanning the entire width of the house, which benefits from French Doors leading to the garden, creating a seamless transition between inside and out.

Downstairs is completed by a third bedroom, useful utility room, a luxurious family bathroom and a further reception currently being used as a study that is ideal for anyone running a business from home. Two double bedrooms are located on the first floor featuring fitted wardrobes as well as additional storage provision, with one including an ensuite bathroom.

Externally, this freehold property benefits from solar panels that are subject to a feed-in tariff and deliver an annual income . It also includes a double garage, driveway with parking for multiple vehicles as well as vehicular access along the side elevation. The generous garden features a large patio area, expansive lawn and a large summer house.

This semi-rural location is a short distance from Smallfield village, which offers a range of local services including convenience store, chemist, post office, GP surgery and choice of primary schools. It is close to the bustling town of Horley, which offers residents an excellent mix of local amenities and great transportation links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.









- Generous Detached Family Home offering 2,219 sqft of living space
- Stylishly Refurbished
- Expansive Plot with Scope to Extend STP
- Three Receptions
- Four Spacious Double Bedrooms including One Ensuite Bathroom
- Impressive Kitchen/Diner with French Door Access to the Patio
- Utility Room
- Double Garage, Driveway and Vehicular Access to the Rear of the Property
- Large Garden with Summer House
- Village Location



| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |           |

**Internal Area: 2219.00 sq ft**

**Tenure: Freehold**

**Local Authority: Tandridge DC**

**Council Tax Band: F**

**Do you have a property to sell?**

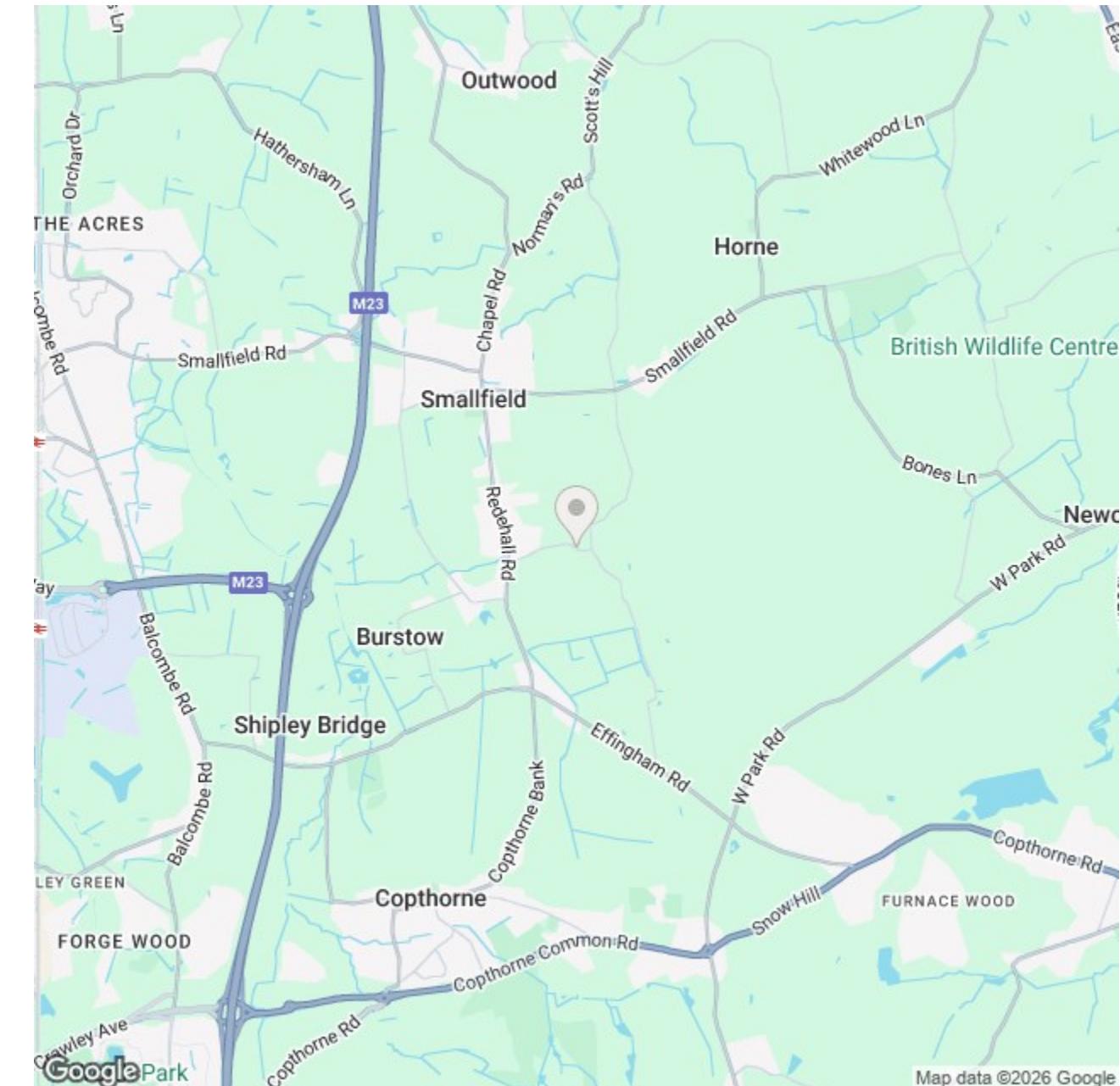
If so we can provide you with a free market appraisal.

**Do you need a solicitor?**

We can provide you with no obligation quotes from our panel of preferred solicitors.

**Do you need a mortgage?**

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



## FLOOR PLAN



**Cross Lane, RH6**  
**Approx. Gross Internal Floor Area 2219 sq. ft / 206.11 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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