



**Keepers Cottage Keepers Corner, Burstow, Horley, RH6 9RR**  
**Offers In Excess Of £825,000**



# JAMES DEANE

E S T A T E A G E N T S

A charming and quintessential detached home, overlooking open fields to the rear. So much to offer the new owners and just a stones throw from Horley and Crawley town centre's, with a range of shops and restaurants as well as main line train lines servicing the city and coast. A property that must be viewed to truly appreciate what it has to offer.





# JAMES DEANE

E S T A T E A G E N T S

This beautifully presented detached character countryside home, has a wealth of accommodation surrounded by mature gardens and with views to the rear over open countryside. Looking for your next home that offers something different, then you have just found it in Keepers Cottage.

The sweeping gravel driveway leads you to the front porch of the property, which is covered and adorned with a mature Wisteria. Walking through the front door there is a spacious entrance hall with woodburning stove and staircase leading to the first floor and the galleried lounge area. A door leads you through to the dual aspect dining room, which then flows through to the living room with stone fireplace and a door opening out to the rear garden. The triple aspect sitting room has a lovely bright and airy feeling and has a wood burning stove at the heart of the room.

The kitchen has been upgraded with built in units and appliances, stone work tops, vaulted ceiling as well as a walk in pantry. There is also a boot room area off the kitchen, which then opens out to the rear garden, in addition there is also a cloakroom.

On the first floor the accommodation is split over a number of landings with a lounge area with wood burning stove as well as built in storage cupboard and walk in cupboard with built in units. The property offers four well appointed bedrooms all with different aspects as well as a shower room and a beautifully appointed family bathroom.

Outside the mature garden wraps around the property, with mature trees and shrubs, vegetable area and paved seating area. There is a sizeable log store as well as a workshop and separate utility room. There is the added bonus of a large detached garage with electric roller shutter door and off road parking for a number of vehicles. The property is offered with NO FORWARD CHAIN.









JAMES DEANE  
ESTATE AGENTS



- Character detached countryside home
- Three receptions
- Modern Kitchen
- Galleried sitting room
- Four bedrooms
- Two bathrooms
- Beautifully presented gardens
- Outbuildings
- Detached double garage & ample off road parking
- NO FORWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Internal Area: 2775.00 sq ft**

**Tenure: Freehold**

**Local Authority: Tandridge**

**Council Tax Band: G**

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

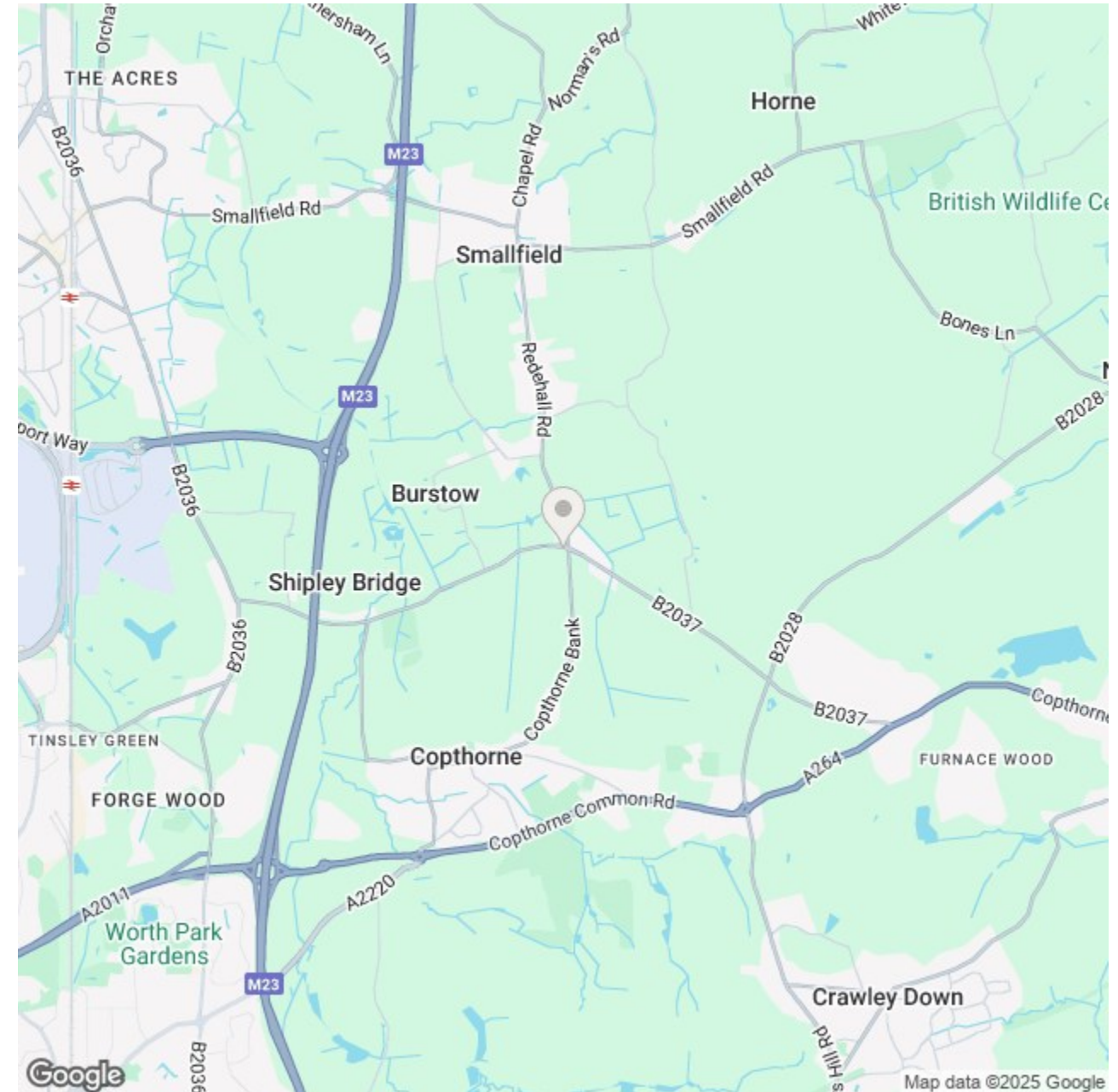
**If so we can provide you with a free market appraisal.**

**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.**



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## FLOOR PLAN



### Keepers Corner, RH6 Approx. Gross Internal Floor Area 2775 sq. ft / 257.99 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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# JAMES DEAN

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