



**1 Field Close, Horley, RH6 9QG**  
**Asking Price £795,000**



# JAMES DEANE

ESTATE AGENTS

This beautifully presented property represents an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of a contemporary home. The peaceful surroundings of a cul-de-sac setting make it a perfect retreat from the hustle and bustle of everyday life.

The Acres is a family friendly area with children's play parks and fields close by. The development also features a primary school and conveniences, while also being within easy access of the town's amenities.





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

This attractive family home is situated in a quiet-cul-de-sac and offers generous accommodation laid out over three floors. The property combines a perfect blend of modern living and comfort making it an ideal choice for those seeking both space and style.

As you enter, you are greeted by two inviting reception rooms. An elegant snug is supplemented by the living room that features a charming working wood burner, creating a warm and welcoming atmosphere, while enjoying a vista of the garden accessible via French Doors. The heart of the home is undoubtedly the triple aspect kitchen/diner, which is not only stylishly decorated but also equipped with integrated appliances and equally provides direct access outside. There is also a useful utility room with additional separate access and the benefit of a guest cloakroom.

The property boasts five double bedrooms, providing ample space for family and guests alike. Three double bedrooms are located on the first floor, including an impressive principal suite which features a fitted dressing area and deluxe bathroom with bath, separate shower and his and her sinks. There is also a second ensuite while a separate bathroom serves the other bedroom on this floor. Two further double bedrooms are located on the upper floor together with a shower room.

Externally, this freehold property also has the added benefit of a single garage and private driveway offering space for two vehicles, solar panels, a storm porch and side access to the garden, which features a large patio.

The Acres is an impressive development of beautifully designed and well-crafted family homes. It is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway is within walking distance.









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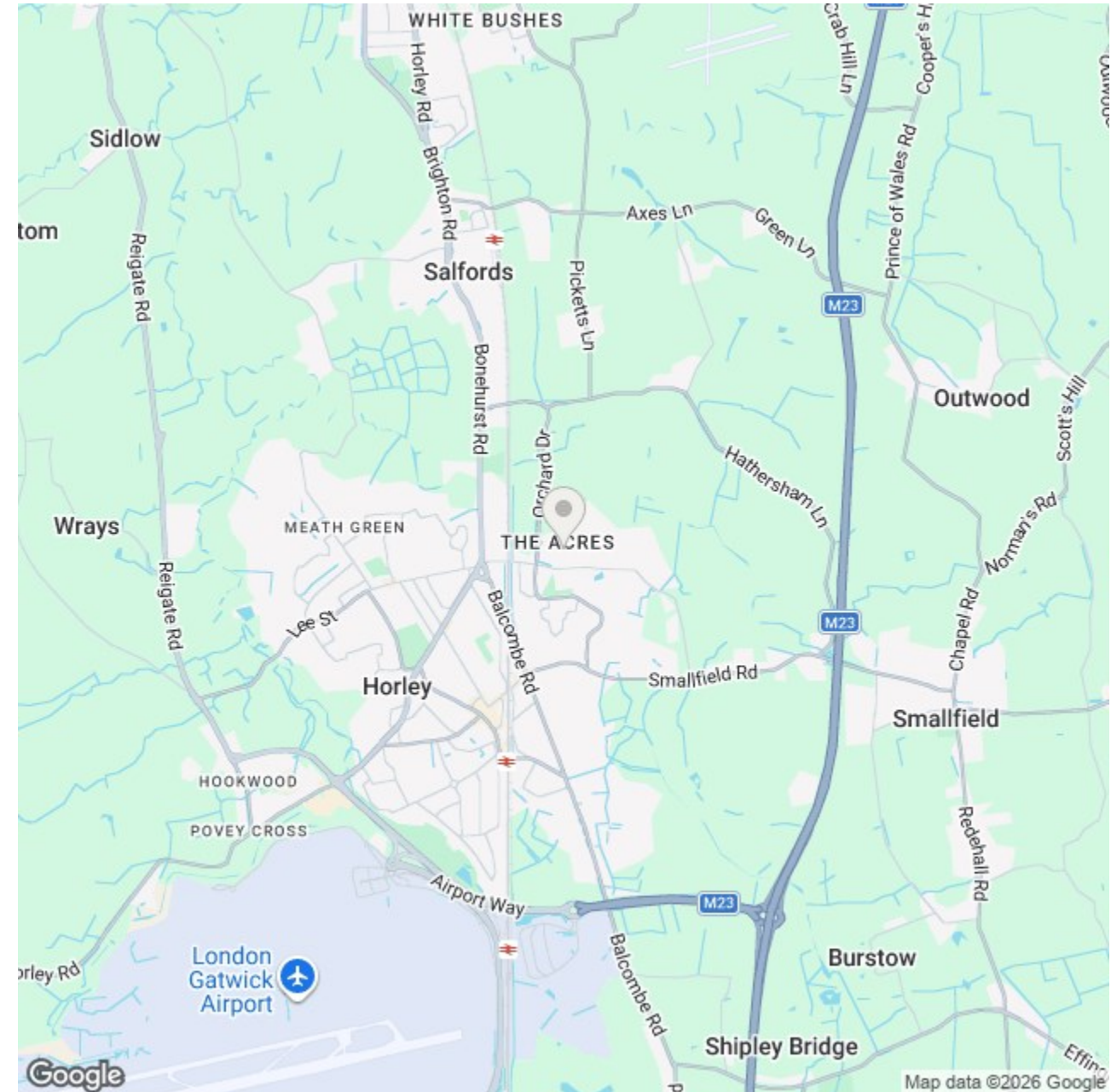


- Quiet Cul-De-Sac Location
- Detached Family Home
- Five Double Bedrooms
- Two Ensuite Bathrooms
- Elegant Living Room with Working Woodburner
- Stylish Snug
- Spacious Kitchen/Diner with Integrated Appliances
- Utility Room
- Garage & Parking
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</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: 2231.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate & Banstead BC**

**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



### Field Close, RH6 Approx. Gross Internal Floor Area 2049 sq. ft / 190.32 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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