



Plot D 24 - 26 Weatherhill Road, Smallfield, RH6 9NQ

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ESTATE AGENTS

This is a rare opportunity to acquire part of an exclusive new development comprising of only six dwellings. Situated in the heart of the village, each new home is unique with its own character and design, finished to a high specification with innovative touches.

The development has been delivered by Signature Homes, who pride themselves on offering luxury homes in great locations, with an emphasis on design to deliver sophisticated living places. The thoughtful design process combines modern



convenience with stylish design and has ensured the development exudes a close-knit neighbourhood feel and sense of community.

The properties all benefit from generous reception space and kitchen/dining areas, great for socialising or having those family meals. All kitchen feature integrated appliances as well as bi fold doors leading out to the rear garden creating a seamless transition between inside and out.

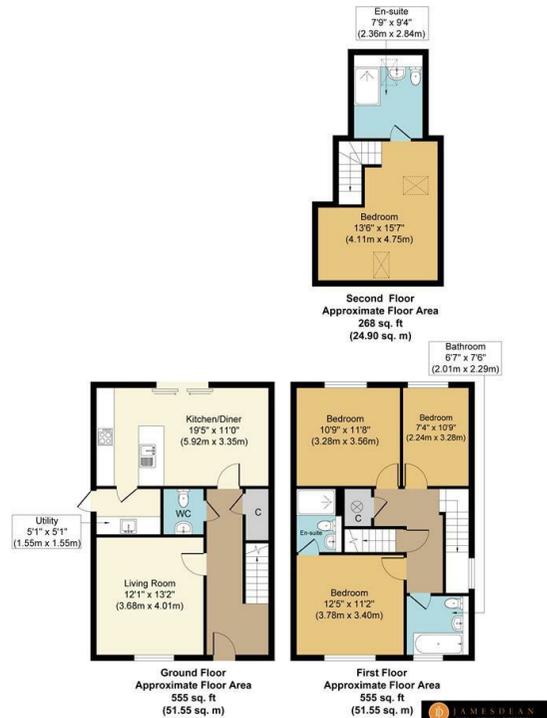
Each property design includes luxury ensuite shower rooms to the main bedroom, as well as family bathrooms finished to the same style.

Each garden is fully turfed, fenced and has either rear or side access. There is also allocated car parking for two vehicles and EV charging comes with all properties.

**Offers In The Region Of £650,000**



# Floor plan



**The Forge AD, RH6**  
Approx. Gross Internal Floor Area 1378 sq. ft / 128.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.



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>		
(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 (82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(21-34) <b>E</b>		
(11-20) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TENURE: Freehold  
Council Tax Band:

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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.