



**Tenbury Mill Lane, Hookwood, RH6 0HX**  
**Asking Price £750,000**



# JAMES DEANE

ESTATE AGENTS

This attractive chalet house occupies a semi-rural location overlooking open fields to the rear yet remains within close proximity to local amenities. It has been stylishly refurbished and offers generous and versatile accommodation over two floors whilst also occupying a sizeable plot including a wonderful garden and the rarity of multiple garages.





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

This impressive, detached family home occupies an expansive plot overlooking open fields to the rear and has been stylishly upgraded by the current owners.

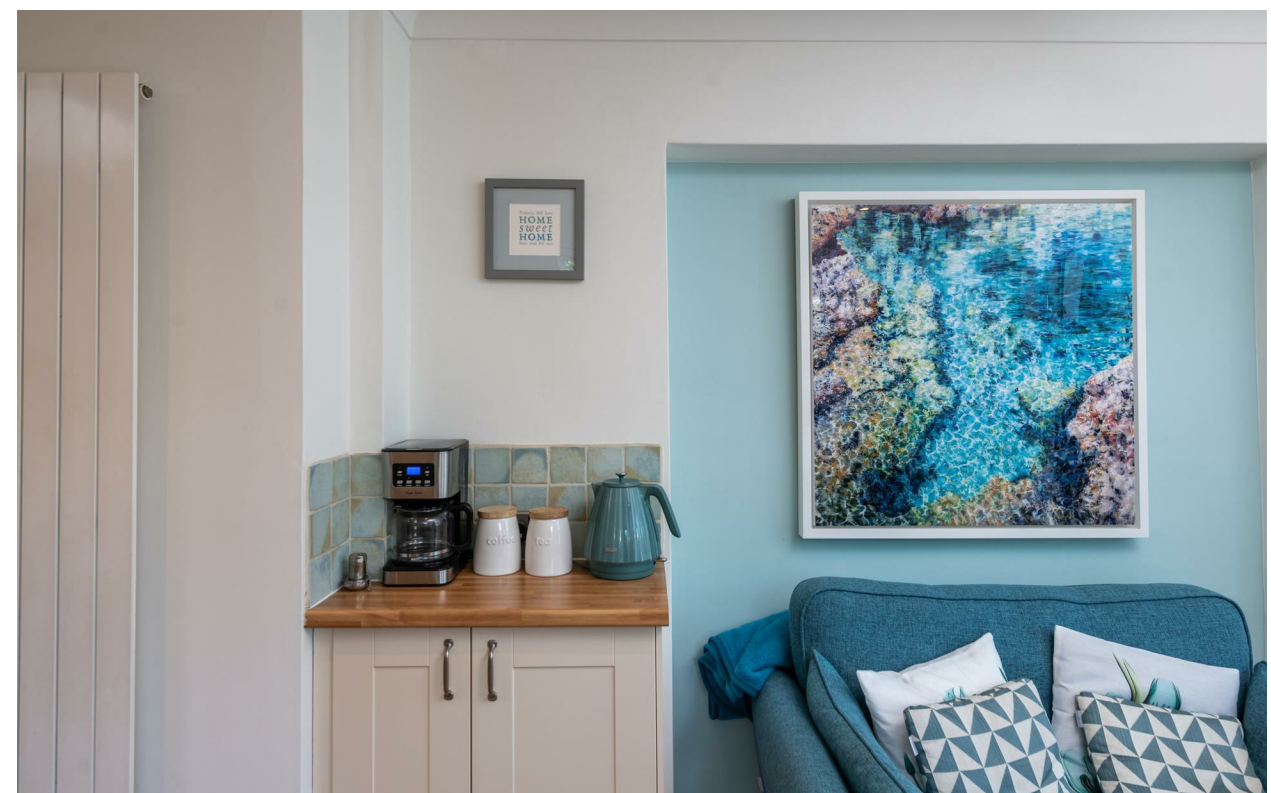
The property is a chalet house offering generous and versatile accommodation over two floors. The ground floor features an abundance of reception space, comprising a spacious formal living room with open fireplace and bespoke fitted storage, fourth bedroom that can equally be used as study/snug/tv room and a refurbished conservatory spanning the entire width of the house, which benefits from central heating and twin sets of French Doors leading to the garden, creating a seamless transition between inside and out.

Downstairs is completed by a kitchen/breakfast room with herringbone parquet flooring, a useful utility room with separate access, a luxurious family bathroom and a deluxe master bedroom with fitted wardrobes and a beautifully appointed ensuite. There is also the advantage of an office that has its own separate access, 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. A shower room serves both bedrooms and upstairs is completed by spacious loft storage.

Externally, this freehold property offers benefit of a gravel driveway with parking for multiple vehicles as well as vehicular access along the side elevation leading to a double garage and twin single garages, which are obscured from view preserving the vista of the wonderful garden, which features a large patio area, expansive lawn and mature planting.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is nearby the bustling 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 station provides fast services to London and the south coast.









- Attractive Detached Family Home
- Stylishly Refurbished and Presented Throughout
- Four Double Bedrooms including a Deluxe Master with Walk-In Dressing Area & Ensuite
- Spacious Living Room with Open Fireplace & Bespoke Fitted Storage
- Refurbished Conservatory with Central Heating and Twin Sets of French Doors
- Kitchen/Breakfast Room with Herringbone Parquet Flooring
- Two Additional Bathrooms and Separate Utility Room
- Home Office with Separate Access
- Wonderful Garden Backing onto Open Fields with Large Patio Area & Covered Seating Area
- Driveway with Parking for Multiple Vehicles, Double Garage & Twin Single Garages



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		
(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: 2179.00 sq ft**

**Tenure: Freehold**

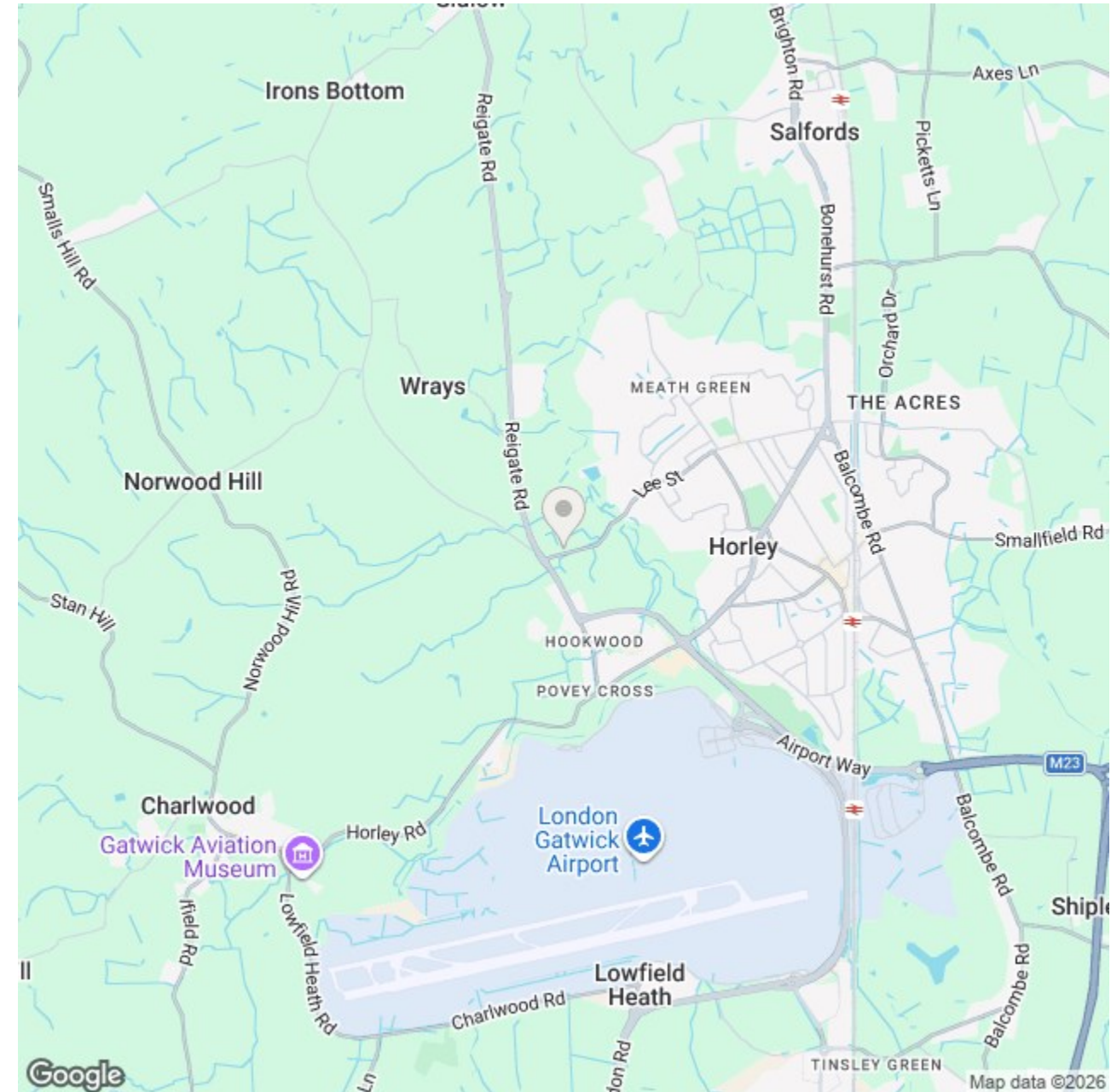
**Local Authority: Mole Valley DC**

**Council Tax Band: E**

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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



**Mill Lane, RH6**  
**Approx. Gross Internal Floor Area 2179 sq. ft / 202.45 sq. m**  
**Garage 659 sq. ft / 61.23 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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