

2 Hamilton Close, Horley, RH6 7HW

Offers In Excess Of £910,000

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Set within an exclusive gated development of just seven homes, this impressive detached family residence offers spacious accommodation arranged over three floors, together with excellent potential to further enhance and enlarge the property.







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This impressive executive detached family home was meticulously designed and built by Banner Homes in 2006. Hamilton Close is an exclusive gated development of just seven properties, quietly positioned within a cul-de-sac and offering a rare combination of privacy, seclusion and convenience.

The property is offered CHAIN FREE and provides generous accommodation arranged over three floors. There is also the considerable benefit of planning consent for a double-storey extension to the right-hand elevation, replacing the existing garage (Planning Ref: 23/02157/HHOLD).

The approved plans provide for an enlarged entrance hall, reconfigured kitchen with open-plan dining area leading into a new sunroom with bi-fold doors opening onto the garden, together with an impressive principal suite above incorporating a dressing room and en-suite bathroom. The consent therefore provides an exciting opportunity to further enhance what is already a substantial family home.

The existing ground floor offers versatile reception space, comprising a spacious formal living room, study/snug/TV room and an exceptionally well-proportioned kitchen/dining room extending the full length of the property. Both the living room and kitchen/diner provide direct access to the garden via French Doors, creating a seamless connection between the internal and external living spaces. The ground floor is completed by a guest cloakroom.

The first floor provides a utility room and four bedrooms, two of which benefit from fitted wardrobes, with one also featuring a beautifully appointed ensuite shower room. A luxurious family bathroom with separate shower serves the remaining three bedrooms. Two further bedrooms occupy the second floor, one benefiting from an ensuite bathroom and the other offering extensive storage provision.

Externally, this freehold property benefits from block-paved parking for multiple vehicles, a garage with vaulted roof, storm porch and side access leading to the rear garden.






Virtually Staged




Partially Virtually Staged




Virtually Staged










Virtually Staged

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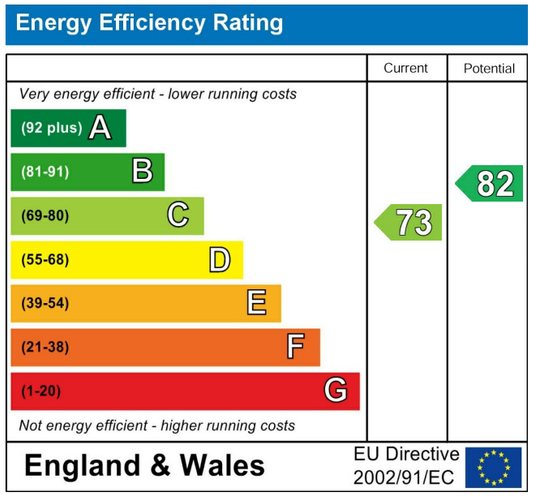
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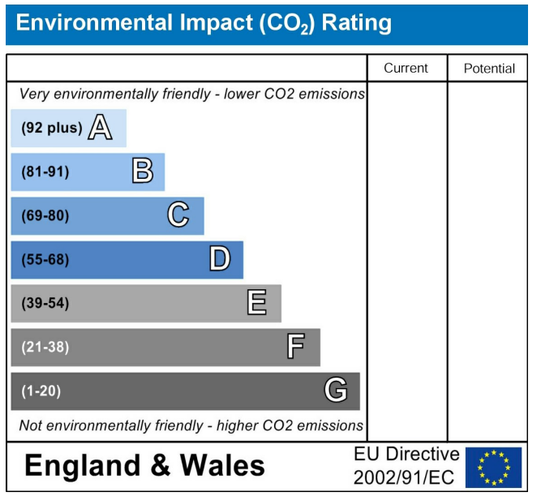


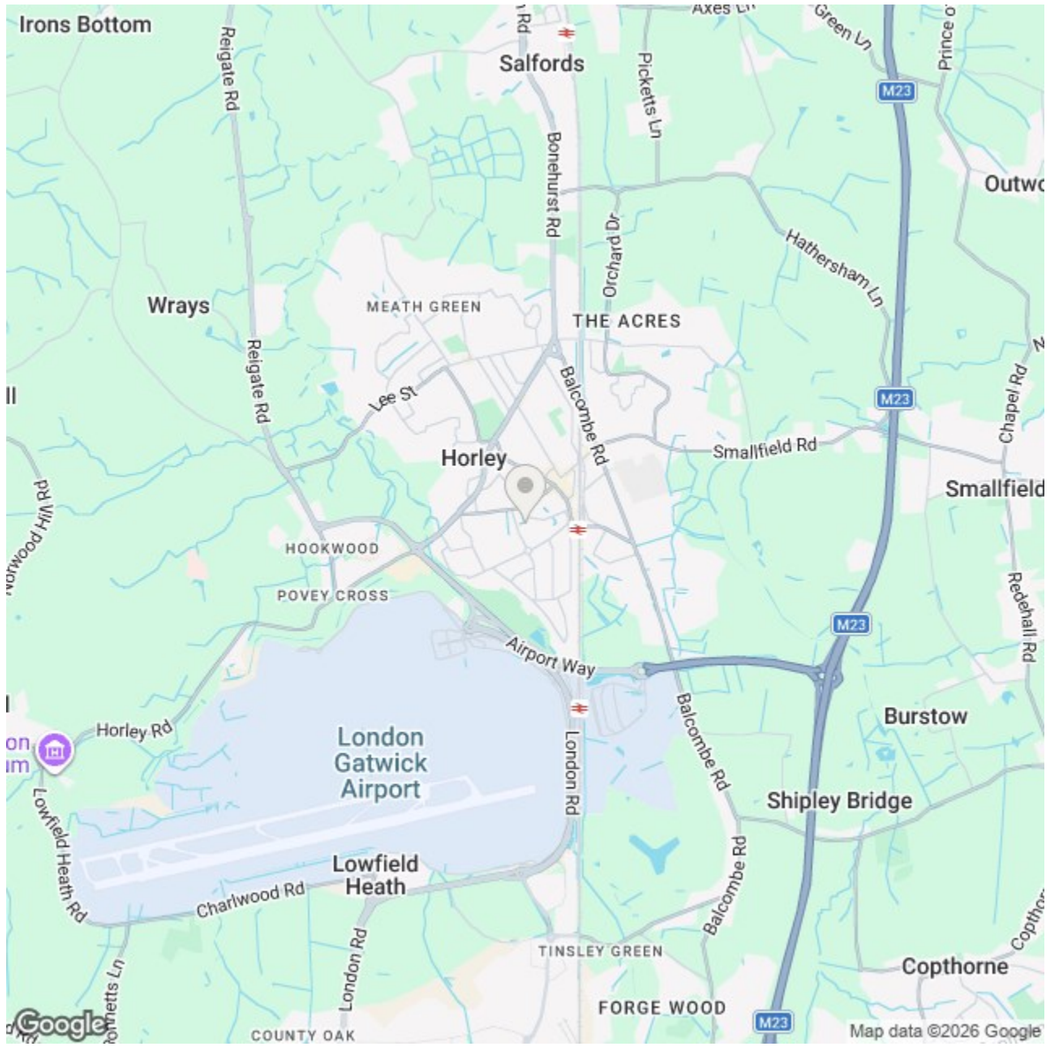
- No Onward Chain
- Exclusive Gated Development of only Seven Properties
- Existing Planning Consent for Two-Storey Extension
- Six Bedrooms
- Two Ensuite
- Twin Receptions
- Open Plan Kitchen/Dining Room
- Useful Utility Room & Guest Cloakroom
- Block Paved Driveway & Garage
- Walking Distance to Town Centre & Mainline Station

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Internal Area: 2090.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: G

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FLOOR PLAN



Hamilton Close, RH6

Approx. Gross Internal Floor Area 2090 sq. ft / 194.10 sq. m(Inculding Garage)

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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