



21 Wheelers Lane, Smallfield, Surrey, RH6 9PT
Asking Price £775,000



JAMES DEANE

ESTATE AGENTS

This impressive family home offers versatile accommodation including a fully equipped annex/home office and has been stylishly refurbished as well as extended. Situated in the heart of the village, the property also offers a 200ft south facing garden and gated driveway.





JAMES DEANE

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

This delightful, detached home combines stylish updates with ample space and a prime location, making it an ideal family home. The property has been thoughtfully extended and refurbished to a high standard, offering a spacious 2,194 square feet of versatile living space.

Upon entering, you will be greeted by an inviting entrance reception with sky lantern and engineered oak flooring that leads two inviting reception rooms that provide ample space for relaxation and entertaining. The contemporary open-plan layout seamlessly connects the living areas, creating a warm and welcoming atmosphere. The heart of the home is the magnificent kitchen/diner with a central island, array of integrated appliances, matt granite worktops, range cooker and mixer tap providing instant hot water. Downstairs is completed by a useful utility room and guest cloakroom.

Upstairs, the property boasts four well-proportioned bedrooms, ensuring plenty of room for family and guests. There are two stylishly appointed bathrooms including an ensuite wet room to the main bedroom and the spacious loft is fully boarded.

One of the standout features of this property is the generous plot it occupies. To the front the gated driveway provides parking for multiple vehicles, whilst the stunning 200ft south-facing garden is accessed via bi-fold doors from the main living area as well as side access and is a true oasis. It is perfect for outdoor gatherings or simply enjoying the sunshine. Additionally, the fully equipped external home office/annex with ensuite facilities offers a fantastic space for remote work or guest accommodation.

Located in the heart of the village, residents will appreciate the convenience of being within walking distance of local amenities. Smallfield village offers a range of local services including convenience store, chemist, post office, GP surgery and choice of primary school.









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- Central Village Location
- High Finish & Specification
- Previously Extended and Reconfigured
- Contemporary Open Plan Living
- Stunning Kitchen/Diner with Bi-Fold Doors to Garden
- Four Bedrooms including Master with Ensuite Wet Room
- Engineered Oak Flooring
- Fully Equipped Home Office/Annex with Ensuite Facilities
- 200ft South Facing Garden
- Gated Driveway with Parking for Multiple Vehicles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 2194.00 sq ft

Tenure: Freehold

Local Authority: Tandridge DC

Council Tax Band: F

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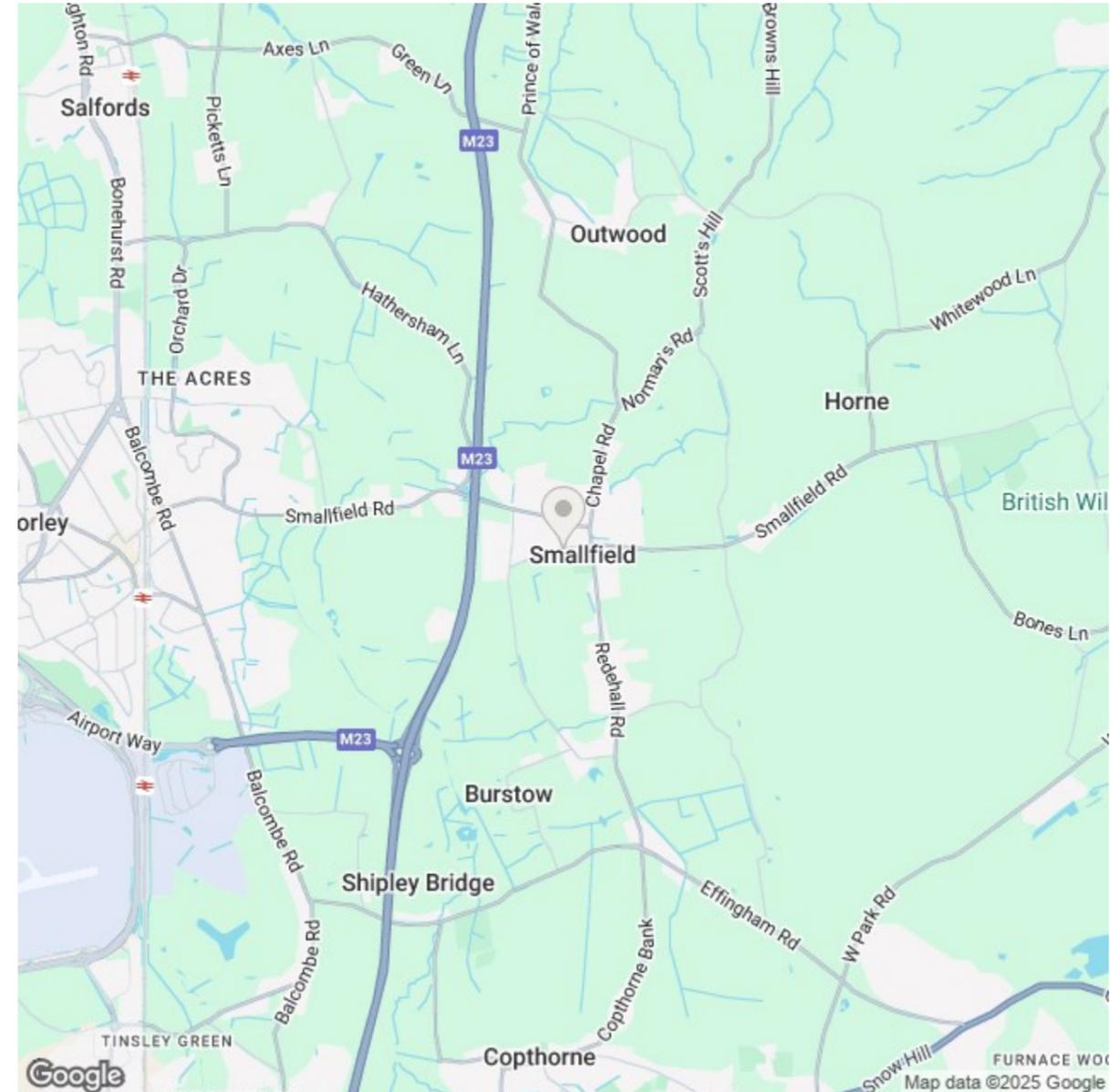
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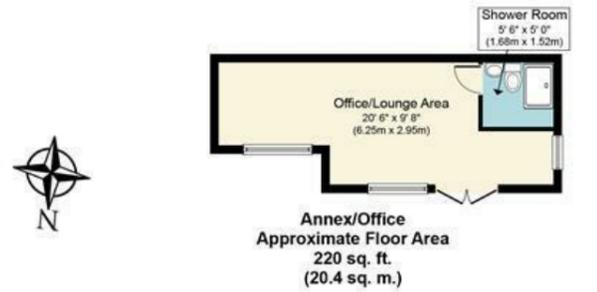
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Do you need a mortgage?

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FLOOR PLAN



Wheelers Lane, RH6

Approx. Gross Internal Floor Area 2,194 sq. ft. (203.8 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. 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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