



**Keepers Cottage Keepers Corner, Burstow, Horley, RH6 9RR  
Offers In The Region Of £800,000**



# JAMES DEANE

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

A charming and quintessential period detached home overlooking open fields to the rear. This character property has so much to offer the new owners and sits between the villages of Cophorne and Smallfield, nearby local amenities. This truly impressive home must be viewed to appreciate what it has to offer.





This beautifully presented detached character home offers a wealth of accommodation and is surrounded by mature gardens with views to the rear over open countryside. If you are looking for your next home that offers something different, Keepers Cottage is an absolute gem.

A sweeping gravel driveway leads you to the front porch, which is adorned with a mature Wisteria. The accommodation includes a spacious entrance hall with woodburning stove and staircase leading to the first floor and a galleried lounge area. There is a dual aspect dining room leading through to the living room, which features a stone fireplace and direct access to the rear garden. The triple aspect sitting room has a lovely bright and airy feeling and also includes a wood burning stove creating a warm and cosy atmosphere during the cooler months.

The kitchen has been upgraded and includes a vaulted ceiling, built in units and appliances, stone work tops and a walk in pantry. There is also a boot room off the kitchen, which then opens out to the rear garden. Downstairs is completed by a guest cloakroom.

On the first floor the accommodation is split over a number of landings with a lounge area with wood burning stove as well as plenty of storage provision including a walk in cupboard with built in units. The property offers four well appointed bedrooms all with different aspects as well as a shower room and a beautifully appointed family bathroom.

Outside the delightful garden wraps around the property, with mature trees and shrubs, vegetable patch and a paved seating area. There is a sizeable log store as well as a workshop and separate utility room. There is the added bonus of a large detached garage with electric roller shutter doors and off road parking for a number of vehicles. The property is offered with NO FORWARD CHAIN.









JAMES DEANE  
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- Character detached Countryside Property
- Three Receptions
- Modern Kitchen
- Galleried Sitting Room
- Four Bedrooms
- Two Bathrooms
- Immaculately Presented Gardens
- Outbuildings
- Detached Double Garage & Ample Off Road Parking
- NO FORWARD CHAIN



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>88</b>
	<b>57</b>	
<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: 2775.00 sq ft**

**Tenure: Freehold**

**Local Authority: Tandridge**

**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



### Keepers Corner, RH6 Approx. Gross Internal Floor Area 2775 sq. ft / 257.99 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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