



**13 Chalkfield Road, Horley, RH6 9FT**  
**Asking Price £850,000**



JAMES DEANE  
ESTATE AGENTS

Situated in a quiet cul-de-sac adjacent to open fields, this executive family home was built in 2014. It is one of only three properties across the development built by David Wilson Homes to their 'Chelstone' design and offers generous accommodation over two storeys. Key features include five double bedrooms, two ensuite, four receptions, contemporary kitchen and utility room, double garage, good sized garden, solar panels and EV charging point.





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

This impressive executive detached family home offers a perfect blend of modern living and spacious comfort. Built in 2014 by David Wilson Homes to their 'Chelstone' design, this commanding house is one of only three of its type across the development.

The property is located in a quiet cul-de-sac adjacent to open fields, offering seclusion and privacy. It is offered to the market with NO ONWARD CHAIN and boasts generous accommodation laid out over two floors, providing ample room for families or those who enjoy entertaining.

The ground floor features an abundance of reception space, comprising a formal living room, a separate dining room with French Doors leading outside and a study. The heart of the home is a wonderful kitchen/dining/family room with French Doors accessing the patio, creating a seamless transition between inside and out. Designed with contemporary fixtures and finishes, the kitchen features integrated appliances and there is also a useful utility room with external access and a guest cloakroom.

Five double bedrooms are located on the upper floor, three of which feature fitted wardrobes with two also including beautifully appointed en-suite shower rooms. A luxurious bathroom with separate shower serves the other three bedrooms on this floor.

Externally, this freehold property also has the added benefit of a double garage, EV charging point, tarmac driveway offering parking for multiple vehicles, front garden, storm porch and solar panels. There is side access to the rear garden, which features dual patio areas and an artificial lawn.

The Acres is an impressive development of beautifully designed and well-crafted family homes. It is walking distance of the thriving 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.









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



- Detached Executive Family Home
- No Onward Chain
- Quiet Cul-De-Sac Location
- Solar Panels & EV Charging Point
- Five Double Bedrooms including Two Ensuite
- Four Receptions
- Contemporary Kitchen with Integrated Appliances
- Utility Room
- Double Garage
- Garden with Large Patio and Artificial Lawn



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

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

Internal Area: 1980.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: G

Do you have a property to sell?

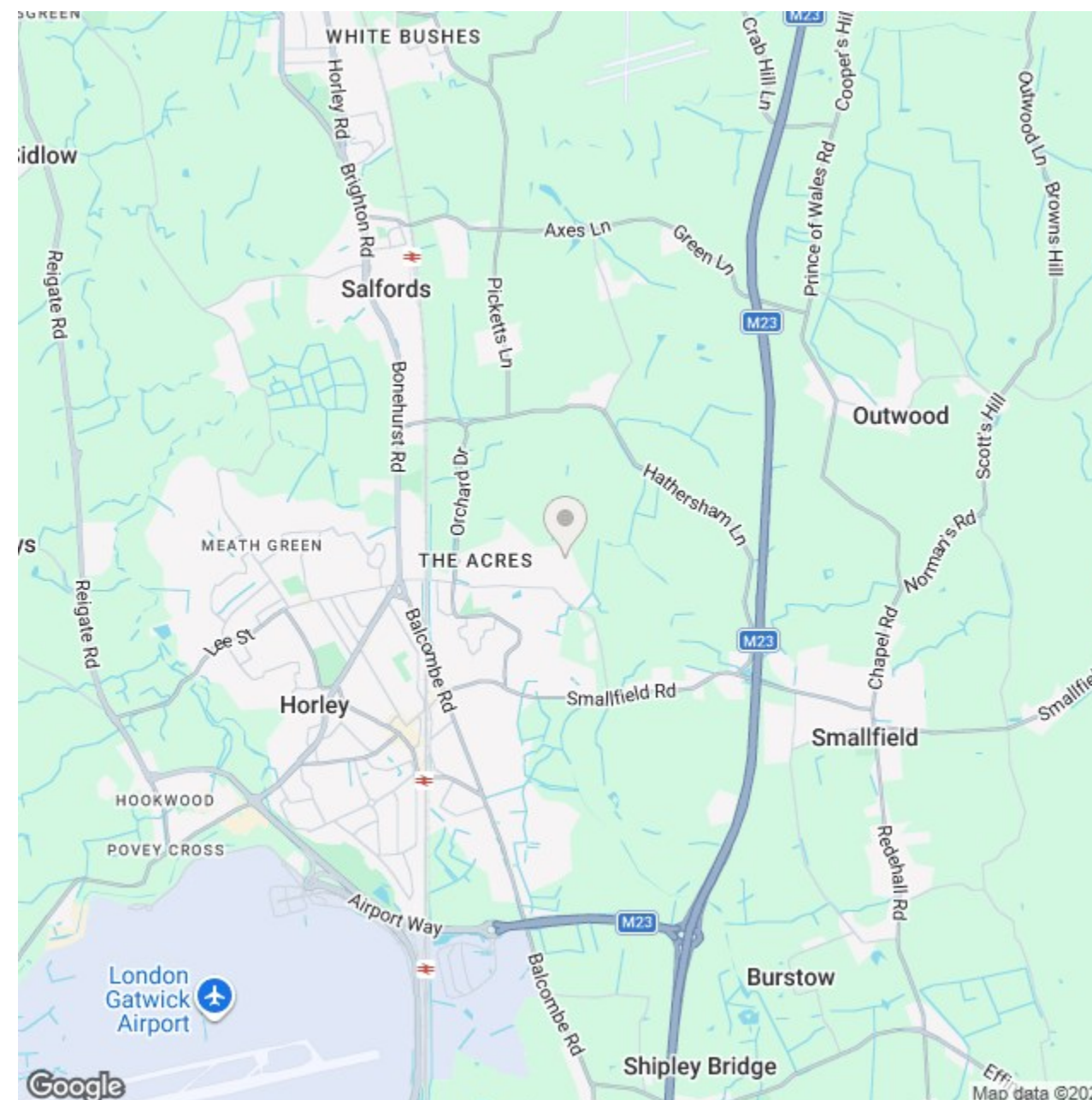
If so we can provide you with a free market appraisal.

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.



# 13 Chalkfield Road, Horley, RH6 9FT

## FLOOR PLAN



Chalkfield Road, RH6



Approx. Gross Internal Floor Area 1,980 sq. ft. (184.0 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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