



Weatherhill Cottages, Hathersham Close, Smallfield

£375,000



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- 2/3 bedrooms
- Semi-detached home
- Period style home, with charming character features
- 2 large double bedrooms, with a further versatile office/bedroom
- Generous private rear garden
- Excellent potential for extension and improvement (STPP)
- Recently installed boiler
- Popular village location within close proximity of Horley
- Council Tax Band 'C' and EPC 'tbc'

A well presented 2/3 bedroom semi-detached character home, full with potential for extension and improvement (STPP) benefitting from a superb private garden. The home is located on the outskirts of Smallfield village. Equidistant to Smallfield centre and Horley town alongside a host of shops, schools, transport links and amenities.

Upon approach to the home, you will notice the pathed front garden which has been newly block pathed, with a path leading to the rear garden and entrance to the home. Entering, you have stairs leading to first floor, and doors to the living room and dining room. The living room is well proportioned, easily accommodating multiple sofas and freestanding furniture. There is also a large window to front allowing in lots of natural light and a feature fireplace. The dining room is of equal proportions, accommodating a 6+ person dining table and furniture.

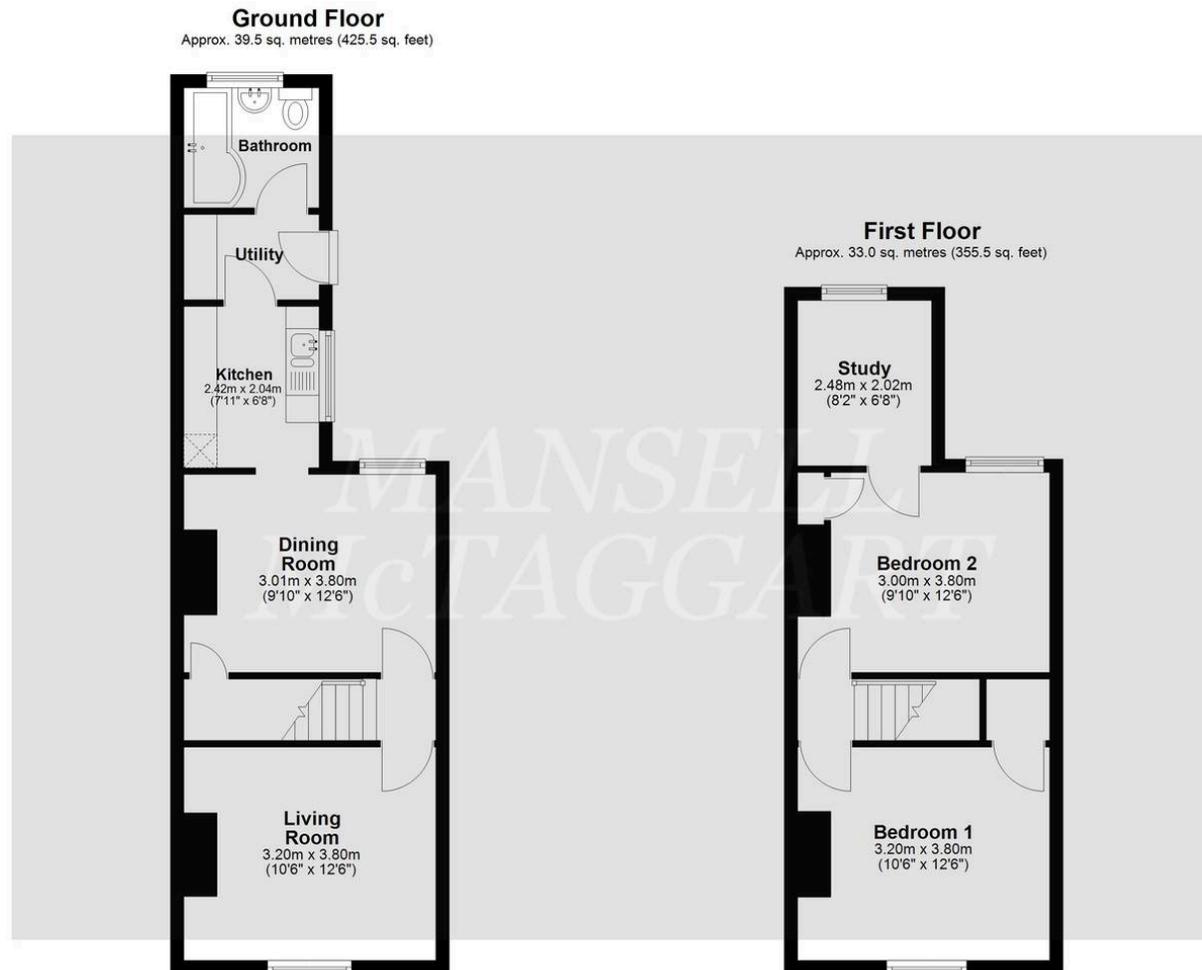


Here, there is also a further fireplace, storage cupboard, door to the kitchen and window to rear continuing the bright and airy theme of the home. The kitchen is well presented, with a host of wall and base units with worksurfaces over, appliances and wall mounted boiler with doors to the garden and utility room. Continuing to the utility, there is further work surfaces, storage cupboards and appliances. This leads to the bathroom, which is mainly tiled and housing all expected sanitaryware.

Heading upstairs, there is access to both bedrooms. To the front, is bedroom 1. This is a generous room, easily accommodating a king size bed and furniture, and benefits from fitted storage, large window to front and feature fireplace. Bedroom 2, is equally well proportioned however overlooks the rear, and having access to the study/bedroom 3. The study is a versatile space, commonly used as a bedroom, study or converted into a further bathroom. There is also loft access upstairs, offering scope for extension/conversion (STPP).

Outside to rear, is the very generous private garden. This is mainly laid to lawn, with 2 patio areas abutting the home. There is ample space to house a sizable rear extension and is mainly enclosed by wood panel fencing, with a side gate for access.





Total area: approx. 72.6 sq. metres (781.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Horley

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