



Meath Green Lane, Horley

£800,000



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- Council Tax Band 'D' and EPC 'D'

A beautifully presented and vastly extended 4 double bedroom, semi-detached home, believed to be built in the 1940s as a farm workers cottage, boasting a superb garden with scenic countryside views, located in one of Horley's most popular roads, Meath Green Lane.

On approach to the home, you are greeted with a large gravel driveway with ample parking available, which leads to the home itself, double garage with studio above and access to the garden. Entering the home, you have a porch with storage and a further door into the hallway. This splits into the living/dining room, kitchen/breakfast room, cloakroom and stairs to first floor. The kitchen/breakfast room is the heart of the home, with timeless solid oak units offering a host of storage, fitted appliances and marble work surfaces over. Here, there is also space for an 8+ person dining table and study area. Completing the room, there are triple aspect windows flooding the room with light, and stunning bi-folding doors opening to the garden. The living/dining room is another generously size room, with space for an 8 person dining table, multiple large family sofas and ample space for freestanding furniture. The room also benefits from dual aspect window to front and French doors to rear, continuing the bright and airy theme to the home. Here there is also stylish parquet flooring underfoot and a feature fireplace, giving the room a sense of character and charm. The cloakroom is finished to a modern décor housing a w/c and wash hand basin. Understairs storage is provided.

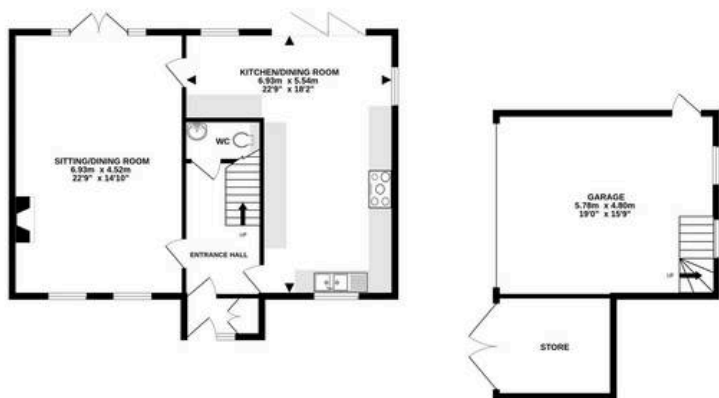


On the first floor, the home has undergone vast remodelling and extensions to create a versatile family home. It benefits from 3 large bedrooms, family bathroom and stairs to the first floor. Bedrooms 2 and 3 can accommodate king size beds (with bedroom 2 benefitting from fitted wardrobes), and overlook the front and rear respectively. Bedroom 1, is a highlight of the home, already benefitting from dual aspect windows overlooking the fields the room can accommodate a king size bed, and has a stylish en-suite with bath, shower, double wash hand basin and completed with a walk through to the walk-in wardrobe, where you have ample of fitted storage with sliding glass doors and window to front. This room could also be refitted as a nursery. Completing the home is the loft conversion. Here you have a large vaulted corridor with Velux windows and built-in storage leading to a further king size room, with space for a bed and freestanding furniture. Here, you have a triple aspect dormer window overlooking the rear with the breathtaking views of Surrey countryside, as well as a modern en-suite bathroom.

Outside, the home offers something extraordinary. With a large wrap around garden, boasting manicured lawned area, mature trees and both a large patio and decked areas perfect for entertaining. Not to forget, the exquisite uninterrupted views of abutting fields with chestnut post and rail fencing surrounding. Here there is also an extending awning and outside entertainment speakers hardwired in. Continuing, you have the double garage, benefitting from an electric up and over door, with ample space for vehicles or storage. This also benefits from potential to be converted to a full self contained annexe with water, electricity and drainage services, with electric hot water storage installed. Furthermore, you have a versatile studio space above.



GROUND FLOOR
107.2 sq.m. (1154 sq.ft.) approx.



1ST FLOOR
94.5 sq.m. (1017 sq.ft.) approx.



2ND FLOOR
34.4 sq.m. (370 sq.ft.) approx.



INTERNAL FLOOR AREA : 175.0 sq.m. (1883 sq.ft.) approx.
TOTAL FLOOR AREA : 236.0 sq.m. (2541 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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