



Collendean Barn Norwood Hill, Horley

Offers in Region of **£1,500,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



Collendean Barn Norwood Hill

A beautifully presented THREE BEDROOM, THREE BATHROOM

BARN CONVERSION WITH CIRCA 5.7 ACRES of grounds, A DETACHED, ONE BEDROOM ANNEXE AND EXCEPTIONAL VIEWS OVER THE NORTH DOWNS

This light and bright unique family home, constructed in 2012, features vaulted ceilings within which showcases the timber trusses that were handcrafted from the oak of the original estate.

GROUND FLOOR:

- * A welcoming 27'6" dual aspect open plan living space with feature fireplace and bifold doors to the garden
- * 20'3" kitchen diner with a bespoke Masterclass kitchen incorporating integrated Bosch appliances including oven, microwave, and plate warmer. Other features include central island, four ring gas hob with extractor over and separate wine fridge.
- * Separate utility room, guest cloakroom and plant room
- * 16'7" dual aspect guest bedroom with ensuite bathroom
- * 13'0" guest bedroom with ensuite shower room



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FIRST FLOOR:

- * 17'1" principle bedroom suite with built in wardrobes and Juliette balcony onto country views
- * 11'6" full ensuite bathroom with freestanding bath and separate shower cubicle

OUTSIDE:

- * 15'1" x 10'11" detached home office/gym
- * Large alfresco dining area with 5m x 5m Weinor awning over
- * Greenhouse with automatic openers and integrated planters

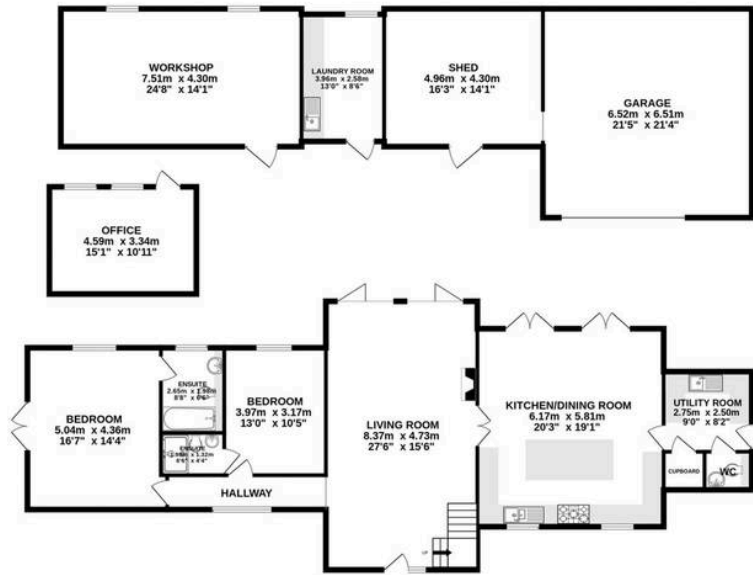
NOTES

- * Mains electricity, oil heating, mains water, waste by Klargestar Biodisc
- * 5,000L rainwater harvesting system
- * Council Tax: Band F (Reigate & Banstead Council)
- * High-speed full fibre broadband

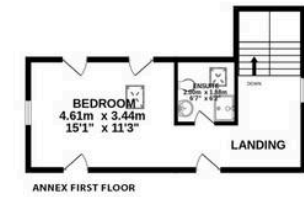
* Recreational opportunities in the area include golf at a number of local clubs (including Gatton Manor, Dorking, Rusper and Betchworth Park). Rugby clubs at both Dorking and Reigate and exceptional access to superb walking, cycling and hacking across the Surrey Hills Area of Outstanding Beauty including Box Hill. * Reigate is particularly well served with state and independent schools for all ages. These include Reigate Parish, Reigate Priory, Reigate St. Mary's Prep School, Micklefield, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College.



GROUND FLOOR
296.9 sq.m. (3196 sq.ft.) approx.



1ST FLOOR
74.0 sq.m. (797 sq.ft.) approx.



TOTAL FLOOR AREA : 370.9 sq.m. (3993 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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