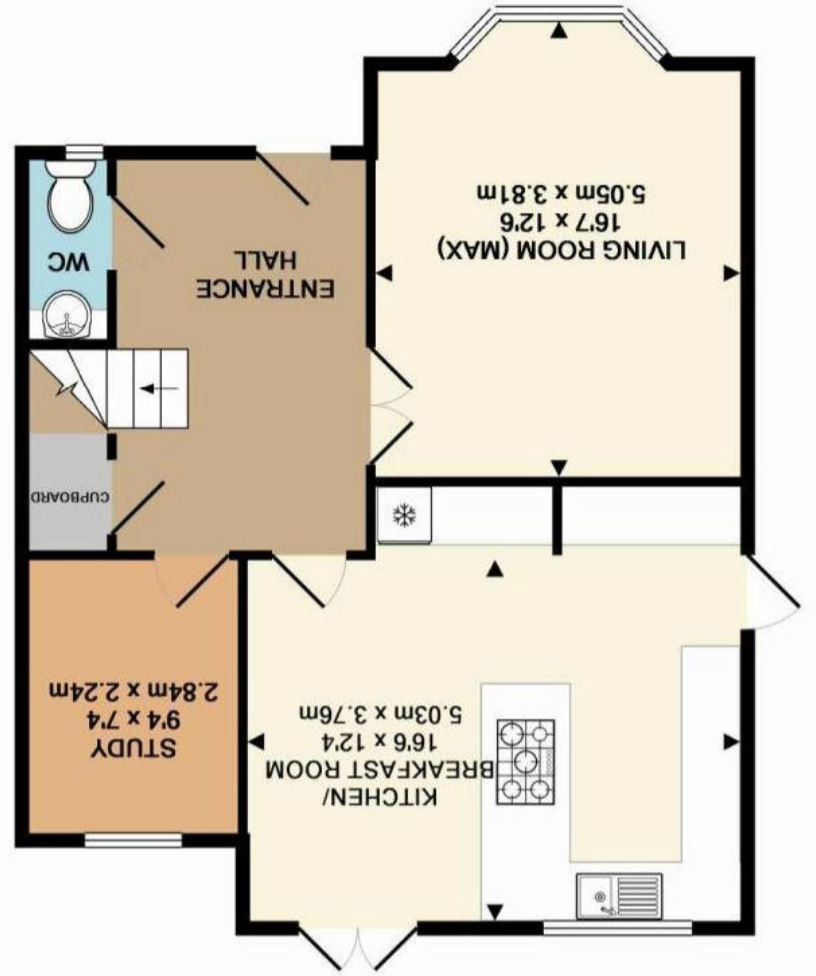
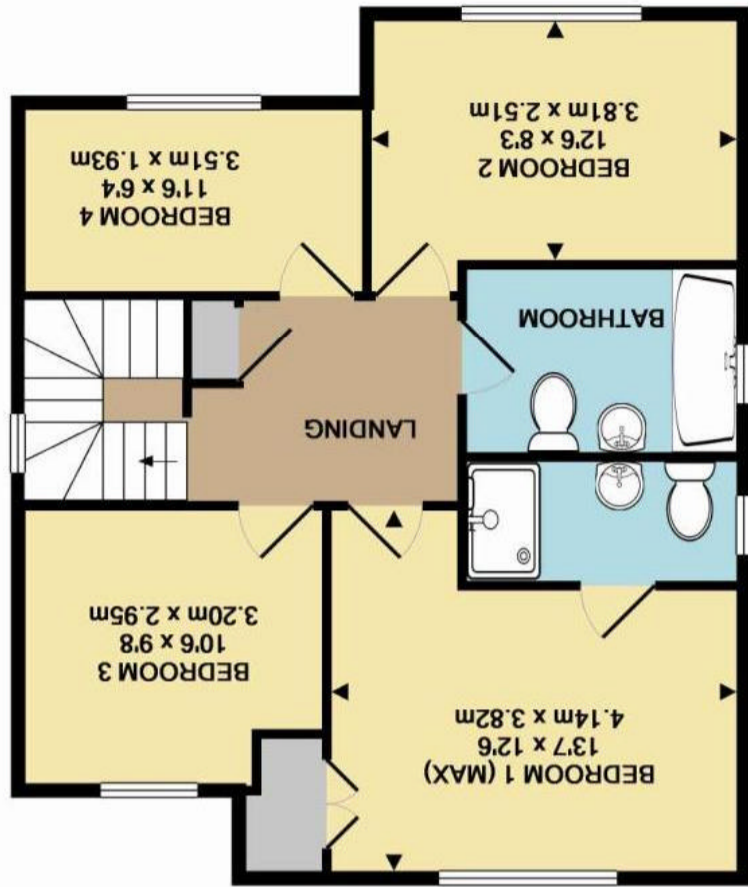


Measurements are approx and this accommodation guide is not to scale. Where there are sloping ceilings rooms are measured at 1.5 m height, but the guide is shown in accordance with the layout at floor level. These particulars are for guidance only and we have not tested appliances or services. Interested applicants are advised to commission appropriate investigations before making an offer to purchase.

GROUND FLOOR
APPROX. FLOOR
AREA 662 SQ.FT.
(61.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1315 SQ.FT. (122.2 SQ.M.)
Made with Metropix ©2012



Gox Hill, 1a Lee Street, Horley, Surrey, RH6 8EH
£414,950 Freehold

- Brand New Detached Home
- Contemporarily Styled Throughout
- High Spec Kitchen/Breakfast Room
- Large Lounge
- Study
- Modern Bathroom
- Downstairs WC
- Master Bedroom with En Suite
- Three Further Bedrooms
- Generous Garden with Patio
- Ample Off Street Parking
- 10 Year NHBC Guarantee



DESCRIPTION An exceptional brand new traditionally built detached family home, which has been architecturally designed and has been built to an extremely high specification. With the property intended for occupation early January 2012. The accommodation is arranged over two floors and on the ground floor you enter the property via the hallway which has oak flooring, which leads to the living room with UPVC double glazed bay window overlooking the front. The kitchen breakfast room with the current design, offers bespoke high gloss white and graphite doors and cabinets, 30mm Quartz stone work tops and upstands. There is also a central breakfast bar surrounding a 5 plate gas burner hob and ceiling hung extractor, with an inset 1.5 stainless steel sink with drainer formed within the worktop. Integrated appliances include, 50/50 fridge-freezer, integrated oven and microwave, dishwasher and washer dryer. Also on the ground floor there is the study and downstairs WC, with contemporary sanitary ware suite with chrome taps and coordinated wall tiling. This is continued through to the en-suite and family bathroom with further floor tiling.

The staircase takes you to the second floor, to a large landing and the master suite offers built in wardrobe cupboard with en-suite which offers fully tiled shower cubicle, graphite finish towel rail and chrome finished spot lights and shaver point. There are three further bedrooms and the family bathroom, which boasts bath/shower with screen and chrome heated towel rail. Further internal features include oak finish cottage style solid internal doors, with brushed chrome ironmongery, internal walls decorated to a light contemporary finish and traditional moulded skirting boards and matching architrave. Outside there is a outside front security light, landscaped garden with paved path and patio.

SITUATION The property is situated on the outskirts of Horley Town Centre. Horley itself offers a wealth of shopping, leisure and educational facilities, as well as mainline railway station to London, good road links to the M23/M25 Gatwick and the coast.

SERVICES All mains services are connected.

LOCAL AUTHORITY Reigate & Banstead Borough Council.



VIEWING: 01293 785454
 3 Massetts Road, Horley, Surrey, RH6 7PR

www.whiteandsons.co.uk

DIRECTIONS From our office in Massetts Road, at the traffic lights take the left hand turn into the Victoria Road. At the next set of traffic lights proceed straight across into Vicarage Lane. Proceed to the end and take the first left and the New House can be found almost immediately on your left.

