



Yew Tree Close, Horley, RH6 8DL



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Welcome to this charming Grade II listed, three bedroom Sussex style detached cottage, brimming with character features and potential. Nestled in a tranquil location, this property offers a delightful cottage garden including a well and a detached garage, making it an idyllic retreat for those seeking a peaceful countryside lifestyle.

As you enter, you will immediately be captivated by the wealth of character this cottage exudes. The original exposed beams add a sense of history and charm to the living spaces, creating a warm and inviting ambience throughout. The focal point of the living room is the traditional Inglenook fireplace with a wood burning stove and fully lined chimney, perfect for those cosy winter evenings.

The spacious kitchen/breakfast room provides a pleasant area for culinary endeavors, with its ample storage and worktop space. From here, you can access the rear garden, ideal for al fresco dining and outdoor entertaining during the warmer months.

Conveniently located on the ground floor, you will find a wet room, providing ease of use and practicality for all members of the household. Upstairs, there is a separate W.C for added convenience.

The property boasts three generously proportioned double bedrooms, each offering a peaceful and restful retreat. The second bedroom leads off the master bedroom, providing an excellent opportunity to create a dressing room, study, or nursery, tailored to your individual needs.



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It is important to note that this property requires some work, which has been reflected in the attractive pricing. Specific areas requiring attention include the chimney stack, where remedial work is needed, the windows which would benefit from repair or replacement, the roof, which requires repair and some damp proofing of walls. Additionally, internal updating is required to bring this cottage back to its former glory. Furthermore, there is some repointing required on one of the flanks.

In summary, this Grade II listed cottage offers a unique opportunity to create your perfect home. Its character features and desirable location make it an appealing choice for those with a vision, while the pricing reflects the work required. If you are a buyer seeking a project, this property is certain to capture your imagination. Don't miss your chance to make this charming cottage your own.

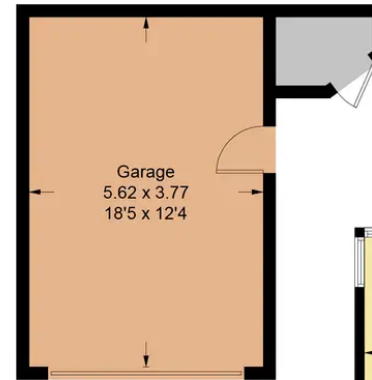
- A Grade II listed, three bedroom, Sussex style detached cottage
- Cottage garden and detached garage
- Filled with character features including original exposed beams
- Living room with Inglenook fireplace and old bread oven
- Kitchen/breakfast room with access to the rear garden
- Downstairs wet room and upstairs W.C
- Three double bedrooms with the second leading of the master bedroom
- Work is required on the property but this has been incorporated in to the pricing of the property



Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft
Garage = 22.7 sq m / 244 sq ft
Total = 144.5 sq m / 1555 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID920537)

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