Glebe Cottages, Antlands Lane, Shipley Bridge, Horley, Surrey, RH6 9TE

- Two bedroom Edwardian cottage
- Rear garden approximately 100ft in length
- Very well presented throughout
- Double & triple glazing
- Feature character fireplaces
- Viewing highly recommended
- Refitted kitchen / diner with French doors to rear garden
- Refitted bathroom
- EPC rating D

£300,000
Homes Partnership is delighted to offer for sale this beautifully presented character Edwardian cottage which is located in a semi rural location of Shipley Bridge on the outskirts of Burstow. The two bedroom property has had some modern updating yet still has a character charm about it. The accommodation in full comprises an enclosed porch, lounge to the front with a feature fireplace and a refitted kitchen / diner with French doors opening to the rear garden. On the first floor both bedrooms have a feature fireplace and there is a bathroom refitted with a white suite. The property benefits from Georgian style double glazing, triple glazed in the first floor rooms.

Outside the front garden is laid to shingle. The rear garden is a feature of the property measuring approximately 100ft in length with a courtyard setting adjacent to the property with steps up to the main garden which is laid to lawn. Located roughly equidistant between Crawley and Horley this would be a great home for a couple or a young family and we would urge an early viewing to see if this great little property is the one for you!

**ENCLOSED PORCH** Double glazed front door into porch. Double glazed Georgian style window to the front. External security light. Shoe cupboard. Single glazed door opening to:

**LOUNGE** 14’ 0” x 10’ 5” (4.27m x 3.18m) approximate. Georgian style double glazed window to the front. Feature open fireplace with exposed brick chimney breast. Radiator. Stairs to the first floor with under stair cupboard. Central heating thermostat. Sky television point. Coved ceiling. Opening to:

**KITCHEN / DINER** 14’ 0” x 9’ 0” (4.27m x 2.74m) approximate. Refitted with a white range of shaker style wall and base level units incorporating a ceramic one and a half bowl, single drainer sink unit with mixer tap and pelmet lighting. Space for range cooker with hood over. Space for fridge / freezer and washing machine. Radiator. Tiled flooring. Spotlights. Space for table and chairs. Georgian style double glazed window to the rear and Georgian style double glazed French doors opening to the patio area.

**LANDING** Stairs from the lounge. Hatch to loft space. Doors to both bedrooms and bathroom.
BEDROOM ONE 10' 10" x 10' 7" (3.3m x 3.23m) approximate. Georgian style triple glazed window to the front. Feature fireplace. Television point. Radiator. Storage cupboard. Airing cupboard with shelving housing hot water tank and boiler.

BEDROOM TWO 9' 1" x 7' 4" (2.77m x 2.24m) approximate. Triple glazed Georgian style window overlooking the rear garden. Feature fireplace. Radiator.

BATHROOM Refitted with a white suite comprising a bath with wall mounted shower over and screen, wash hand basin with storage below and a low level WC. Heated towel rail. Triple glazed Georgian style window overlooking the rear garden.

OUTSIDE

FRONT GARDEN Laid to shingle with block paved path to front door.

REAR GARDEN The rear garden is a feature of the property measuring approximately 100’ (30.48m) in length and has a block paved patio area in courtyard setting adjacent to the property with an arch and two steps through to the garden which is mainly laid to lawn with plants and shrubs. There is an area of shingle to the rear of the garden. Timber garden shed. External water tap. The garden faces a southerly direction and offers a good degree of privacy, making this the perfect space to entertain family and friends. NB: The property enjoys the benefit of a right of way over next door giving side access to the patio.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

MEDIA AVAILABLE Sky / Telephone / Terrestrial

INFORMATION FOR INVESTORS Anticipated rental value £1000 Anticipated gross yield 3.98%

TRAVELLING TIME TO STATIONS Three Bridges By car 7 mins Horley By car 5 mins (source google maps)
HOW TO FIND THE PROPERTY  From the Balcombe Road turn into Antlands Lane, turn left into Antlands Lane East and the property is at the end of the lane.

AREA INFORMATION  Shipley Bridge forms the western border settlement of the village of Burstow, a country parish located on the Sussex border within Surrey. With a church, scattered houses and farms its largest settlement is Smallfield which offers more facilities including schooling, a convenience store, doctors and a post office. Larger towns close by are Horley and Crawley, both with a much wider range of shops, restaurants, surgeries and great transport links to the coast and city.

TENURE  Freehold

COUNCIL TAX BAND  D  £1,893

NB: The banding of a dwelling which has had improvements which increase its value cannot be re-banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

VENDOR’S COMMENTS
We fell in love with the charm and character of Glebe Cottage and we knew it would be a perfect first home for us.