



Striking family residence in grounds of about 1.3 acres

Toftrees, Millar Lane, Outwood, Surrey RH1 5QB

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Delightful semi rural setting • Gated entrance and long driveway • Garage with planning permission • Flexible and extensive family accommodation

Local information

Toftrees occupies a delightful rural setting just under half a mile to Outwood Common and close to its famous windmill, the oldest working post mill in the country. Ideal for walking and riding and within a short distance of the Marl Pond, Outwood Cricket Ground, Outwood Village Butcher Shop and two pubs. This charming village is renowned for its community spirit with many village community events held at the Lloyd Hall. The town centre of Redhill, is about five miles away, offering a comprehensive selection of shops, boutiques and coffee shops. Redhill mainline Station offers a journey time of around 40 minutes into Victoria and London Bridge. The property is situated in open countryside whilst the motorway network can be accessed via M25 (junctions 6 or 7) or M23 (junction 8) just three miles away. Gatwick airport is about six miles away.

About this property

Toftrees is a substantial 1930's home that offers some 3004 sq ft of flexible and well proportioned family accommodation over two floors. The house has been finished to a high standard and sits well on the beautiful garden with far reaching views and access to National Trust Land from a gate in the garden. The house benefits from planning approval to convert the double garage into a range of uses including a Guest Suite/Lounge/Games Room or office. Downstairs the accommodation consists of a

light and airy entrance hall. The triple aspect living room has an inglenook fireplace with a wood burning stove and feature beams. The study can be used as a bedroom as it has an en suite facility. The stunning kitchen/dining room is the heart of this fabulous house with a beautifully fitting kitchen with a range of fitting appliances and a range cooker with marble worktops. Flowing off the kitchen is the family room and the useful utility room. The patio doors open onto a generous elevated terrace to enjoy this charming countryside setting. Upstairs there are four bedrooms all with fitted wardrobes. The principal bedroom has an en suite bath and shower room and great views over the garden. The generous family bathroom has a shower and bath leading off the landing. Outside the property is approached through an electric entrance gate that opens onto an extensive front driveway that provides ample parking for several cars and the double garage. The plot of Toftrees is about 1.3 acres and includes a paddock and timber stable perfect for a small pony. The garden is mainly laid to lawn with a number of specimen trees and shrubs. Leading off the extensive terrace is the covered outdoor pool and Jacuzzi with its own sun terrace.

Viewing

Strictly by appointment with Savills







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Approximate Area = 279.1 sq m / 3004 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
Garage & Store = 42.0 sq m / 452 sq ft
Total = 321.1 sq m / 3456 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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