



## Detached family home in private gated development

Tudor Beech, Horley Lodge Lane Redhill, Surrey RH1 5EA



Modern private gated development built in 2017 • Well positioned for Salfords station and access to London • Benefits from the remainder of the new homes warranty

**Local information**

Situated in a highly regarded private road two and a half miles from Horley town centre which offers a good mix of shops, stores and eateries that include a Waitrose supermarket and a large Tesco close by in Hookwood.

The location is ideal for both the commuter with Salfords station being less than a mile away in addition to mainline stations at Horley and Redhill that provide a choice of fast services to London Victoria and London Bridge. Gatwick Airport is just under 4 miles to the south and the M25 & M23 motorways provide connections to the wider road network, London and the South Coast.

The town centre at Redhill offers a comprehensive selection of shops, boutiques and coffee shops. Within the main Belfry shopping centre there is an M&S department store and there is a new Sainsbury's supermarket and Travel lodge. Local produce is available from the award winning Priory Farm shop in Nutfield. Redhill is also home to the Harlequin theatre and cinema and recreational facilities at Donyngs sports centre and swimming pool.

Reigate with its range of boutique shops, restaurants, cafes and bars is also close by. The surrounding area also boasts a number of schools, for all ages. These include Copthorne Preparatory School, Horley Infant School, Redehall, Oakwood Secondary School, Reigate Grammar and Reigate Secondary. The Hawthorns independent

school for ages 2 to 13 is located in the village of Bletchingley.

**About this property**

Tudor Beech is an exclusive, gated complex of individually designed family homes built in 2017 and finished to an exacting specification. This stunning home was designed to provide a balance of traditional design and contemporary features with the low cost and low maintenance benefits of a new home. The accommodation is arranged over two floors and provides 1877 sq ft excluding the double garage. On the ground floor there are two separate reception rooms at the front of the house one perfect for a separate play room and one for a living room both with views to the front of the house. An impressive kitchen/family room open plan across the rear of the house that opens onto the garden. There is a separate utility room and cloakroom. On the first floor the principal suite has a large walk in wardrobe and an en suite shower room. Both of the front double bedrooms have doors that open in to the front en suite shower room. There are two further bedrooms and a family bathroom on this level. Outside the double garage has access to the garden and private parking for several cars. There are gardens at the front and rear of the house with the rear garden facing south Westerly.

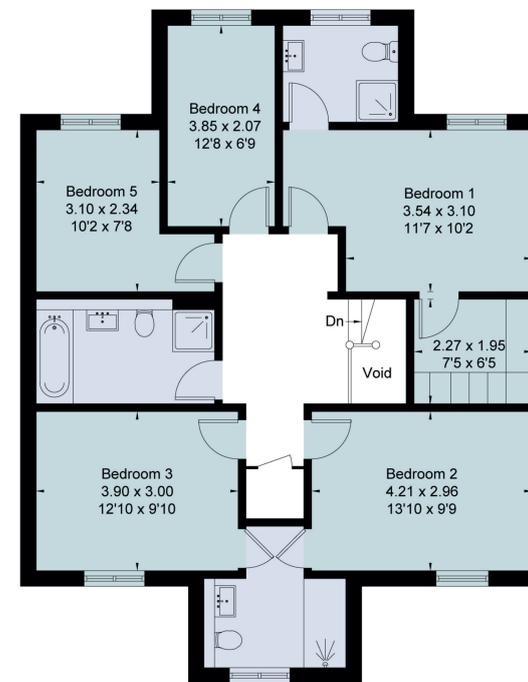
**Viewing**

Strictly by appointment with Savills





Approximate Area = 174.4 sq m / 1877 sq ft (Including Void)  
Garage = 29.3 sq m / 315 sq ft  
Total = 203.7 sq m / 2192 sq ft  
Including Limited Use Area (1.1 sq m / 12 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)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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