



Off Reigate Road, (Kennel Lane), Hookwood, Surrey, RH6

To arrange a viewing or valuation call 01293 775 518

www.mayhewestates.co.uk



Mayhew's

A 3 bedroom detached bungalow with 3 reception areas, adaptable accommodation, ample parking and timber summer house/home office.

Key Features

- **3 Double Bedrooms**
- **3 Reception rooms**
- **Large Kitchen**
- **2 shower/bathrooms**
- **Ample parking**
- **Detached timber summerhouse/home office.**
- **Adaptable accommodation**
- **Wheelchair friendly**

Description

Guide Price £600,000 - £650,000. Mayhew Estates are delighted to offer this three-bedroom detached bungalow, set on the fringes of Horley, just a 6-minute walk from Tesco Extra at Hookwood and a 30-minute walk to Horley town centre. Excellent transport links are close at hand, with nearby bus routes providing access to Horley, Gatwick Airport and beyond.

This spacious home offers three reception areas and highly adaptable accommodation, ideal for families, multi-generational living, or those requiring accessible features. The property has been carefully modified to be wheelchair friendly, with flat access at the front entrance, from the living room into the rear garden, and throughout the garden, which enjoys beautiful sunset views in the evenings.

The internal layout includes an entrance porch, wide entrance hall, and a large living room leading to multiple reception areas. The master bedroom benefits from a large ensuite bathroom with roll-in shower, plus there is a separate shower room off the hallway, also accessible for an agile wheelchair user.

Accessibility features include three H-frame ceiling track hoisting systems (in the utility/playroom, living room, and master bedroom), and a single track hoist connecting the master bedroom's toilet and bath area. A large storage cupboard provides space for medical equipment and linens.

The kitchen is fully height-adjustable, with rise-and-fall countertops operated by a simple handle and cupboards that lower at the press of a button—allowing it to be equally functional for wheelchair users and able-bodied occupants.

Externally, the property offers ample driveway parking, a timber summer house/home office, and level garden areas perfect for easy access and outdoor enjoyment.

This is a rare opportunity to acquire a large, accessible bungalow offering flexibility, comfort, and practicality in a convenient Horley location.

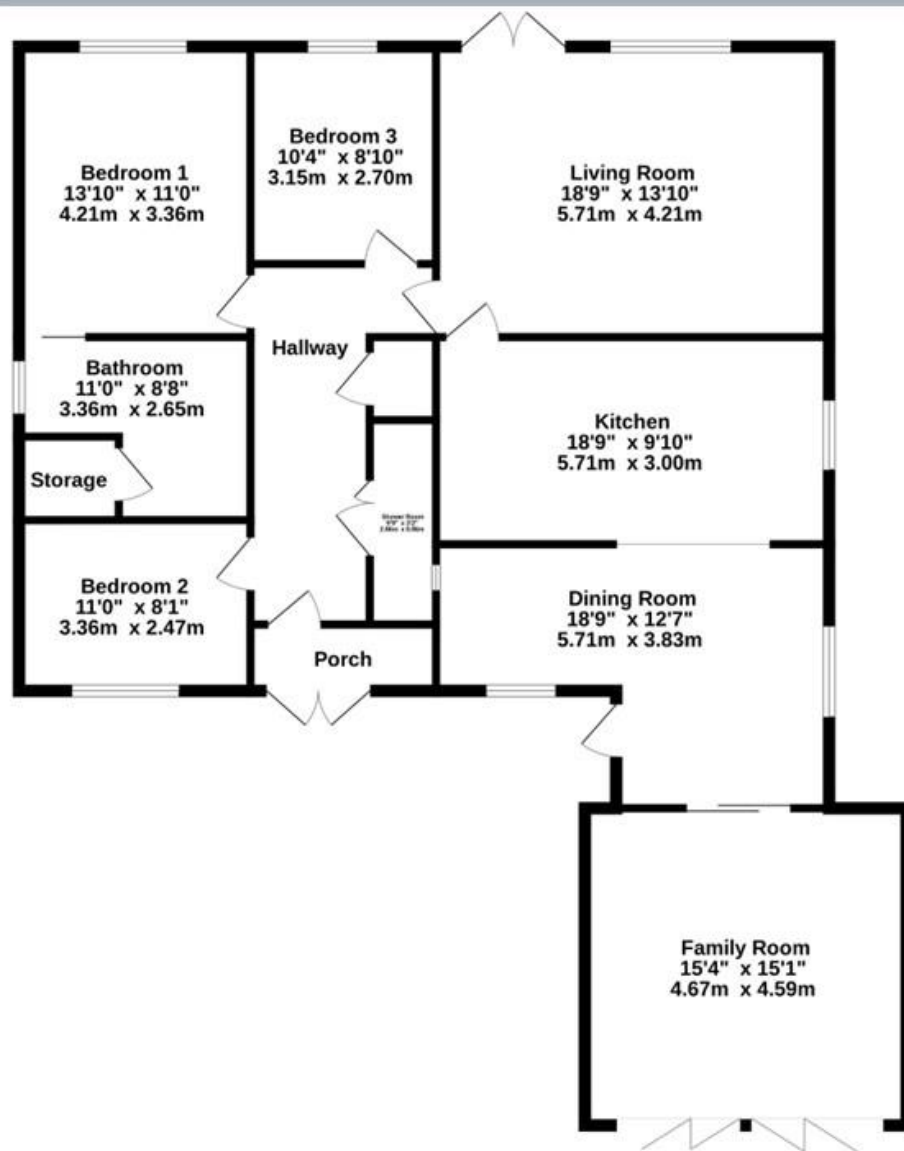
Following an appeal decision in July 2024, outline planning permission has been granted for a residential-led development on land between Reigate Road and Charlwood Road, Hookwood details can be found on Mole Valley Planning portal. <https://www.molevalley.gov.uk/planning-building/search-planning-application/> Using the following reference. MO/2023/1125

Viewing

Strictly by appointment with Mayhew Estates
01293 775 518

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Important Notice

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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