



Guide Price £800,000 to £900,000

Wheelers Lane, Smallfield, RH6

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An impressive detached family residence extending to over 4,000 sq ft, occupying approximately half an acre in one of Smallfield's most desirable locations. Requiring complete modernisation, this substantial home offers exceptional scope to create a magnificent Surrey family home.

Occupying a secluded plot of approximately half an acre behind mature trees and established hedgerows, Woodside Cottage is an exceptional detached family home extending to over 4,000 sq ft. Offering tremendous potential for complete refurbishment and modernisation, this is a rare opportunity to create a truly outstanding residence in one of Surrey's most sought-after village locations.

The property is ideally positioned just 0.2 miles' walk from the heart of Smallfield village, where a wide range of everyday amenities include a Co-op convenience store, Post Office, pharmacy, traditional butcher, greengrocer, café, sports club and local shops. Families are well served by nearby schools including Burstow Primary School, Redehall School, and Oakwood School, making the location particularly attractive for family life.

The extensive ground floor offers wonderfully flexible accommodation, comprising a spacious lounge, separate sitting room, formal dining room, study and generous kitchen/breakfast room. In addition, there is a large sun room overlooking the gardens together with an impressive 28ft snooker room, complete with bar area, creating an excellent entertaining space. A useful wine cellar, downstairs wc ,detached garage and integral garage further enhance the property's versatility.

Upstairs, the accommodation is equally impressive, offering five independent double bedrooms, with two benefiting from additional double-sized adjoining rooms. Subject to reconfiguration, these spaces would lend themselves perfectly to creating luxurious principal and guest suites, giving the property the flexibility to adapt to a variety of lifestyles. There are also currently 2 bath/shower rooms on the first floor.







The Loft is vast and has been used by the previous occupants as various workshop areas as well as for ever important storage.

Although the house now requires complete modernisation throughout, its scale, layout and plot provide an exceptional canvas for buyers wishing to create a substantial country home tailored to their own specification.

Despite its peaceful semi-rural setting, the property enjoys excellent connectivity. Horley, Gatwick Airport and Three Bridges railway stations are all within a short drive, providing fast and frequent services to London, Brighton and the South Coast, while the nearby M23 offers excellent road access to the wider motorway network. The result is the perfect balance of tranquil Surrey village living with outstanding commuter convenience.

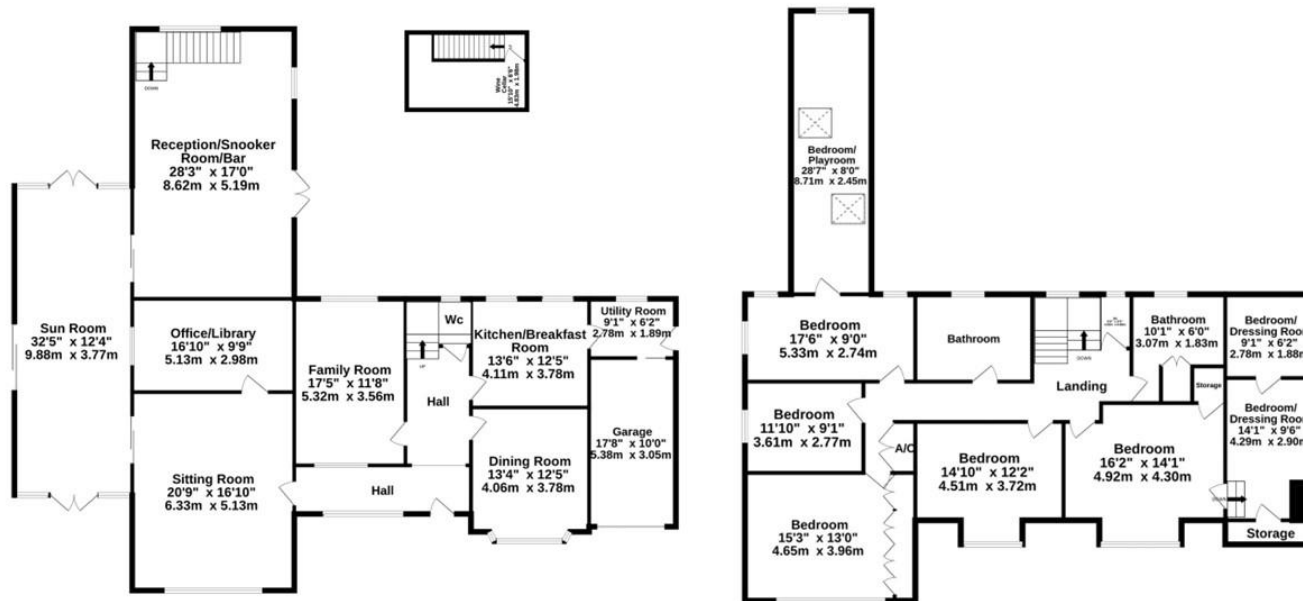
Key features

- Over 4,000 sq ft detached family home on approximately 0.5 acre
- Seven versatile double rooms arranged as five bedrooms with two adjoining dressing rooms/studies
- Outstanding potential for complete modernisation and improvement
- Four reception rooms, large conservatory, 28ft snooker room, bar and wine cellar
- Detached garage, integral garage and secluded mature gardens









IMPORTANT:

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.

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