



Saxons, Meath Green Lane, Surrey

STRUTT & PARKER
BNP PARIBAS GROUP

Saxons, Meath Green Lane, Horley, Surrey RH6 8JA

A unique detached home with swimming pool, tennis court, detached office/annexe and 9 acres with river frontage.

Reigate 4 miles, Redhill 4.4 miles, Crawley 7.8 miles, Horsham 15.2 miles, Guildford 21.7 miles, Salfords station 1.5 miles (London Blackfriars 47 minutes), M23 (Airport Way Roundabout East) 3.9 miles, M25 (Jct. 8) 5.6 miles, London Gatwick Airport 3.9 miles, central London 29.2 miles

Storm porch | Library | Sitting room | Dining room | Conservatory/kitchen/breakfast room
TV room | Utility room | Boot room | Cloakroom
Principal bedroom with en suite bathroom
Additional bedroom with en suite shower room
3 Further bedrooms | Family shower room
Garden office/annexe with hall | Sitting room
Study | Kitchen area | 2 Shower rooms
Cloakroom | 2 Bedrooms | Double garage
Single garage | 9 acres | EPC rating D

The property

Constructed in the late 1980s, Saxons is an individual architect-designed property offering almost 3,700 sq. ft. of light-filled flexible accommodation arranged over three floors. The ground floor accommodation flows from a spacious welcoming oak panelled Library with feature open fireplace, study area and impressive oak staircase with double-height glazing and briefly comprises a triple aspect sitting room with feature fireplace flanked on each side by French doors to the garden and a spacious dining room opening into a generous conservatory with French doors to the garden. The ground floor accommodation is completed

by an extensive kitchen/breakfast room with a neighbouring fitted utility room and a separate boot room with a door to the garden and useful cloakroom. The kitchen provides a range of bespoke wall and base units, granite worktops, a four-oven Aga and integrated appliances, while a glazed conservatory-style extension provides a breakfast area with French doors to the garden. Stairs from the dining room lead down to a movie room on the lower ground floor. On the first floor the property provides a large principal bedroom with built-in storage and modern en suite bathroom, an additional double bedroom with built-in storage and modern en suite shower room, three further double bedrooms, all with built-in storage, and a contemporary family shower room.

Outside

Set on a plot extending to some 9 acres, with potential for equestrian use, the property is approached through twin stone pillars over a sweeping gravelled driveway offering private access to a large weatherboarded detached outbuilding with triple garage, making it ideal for guests with its own two bedrooms, two showers rooms, sitting room and kitchenette, a light filled office at the far end with patio doors making it a perfect home working environment. On the banks of the River Mole, with a section of river frontage and areas of woodland (with WW2 Pillbox), the garden is laid mainly to lawn bordered by well-stocked flower and shrub beds, numerous seating areas, a wildlife pond, a swimming pool with paved surround, hot tub area, Astroturf tennis court, a decked seating area, paved terrace with pergola-covered dining area and feature pond, all ideal for entertaining and al fresco dining and enjoying far-reaching views over its own grounds and surrounding countryside.

Location

The property occupies a perfect location on the outer fringes of Horley, with a thriving High Street, shopping centre with a good range of service, leisure and recreational amenities.





Extensive shopping and recreational facilities can be found in nearby Reigate along with many restaurants and public houses. Communications links are excellent: the nearby M23 and M25 motorways gives access to major regional centres and the national motorway network, Salfords station offers regular direct services to central London in less than an hour and London Gatwick Airport offers a wide range of domestic and international flights. The area has a good selection of state primary and secondary schooling together with a wide range of noted independent schools including Dunottar, Moon Hall, Reigate Grammar, Reigate St. Mary's Prep and Choir School, Micklefield, The Hawthorns and Cophorne Prep.

Directions

Proceeding south on Meath Green Road, the driveway to Saxons will be found on the right. RH6 8JA

General

Local Authority: Reigate and Banstead

Tel: 01737 276000

Services : Mains electricity & water. Ground source heat pump. Private drainage: we understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: This property is in Council Band H

Tenure: Freehold

Guide Price: £2,250,000

Guildford

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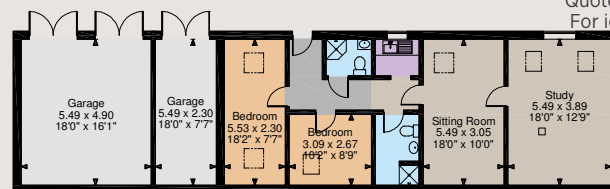
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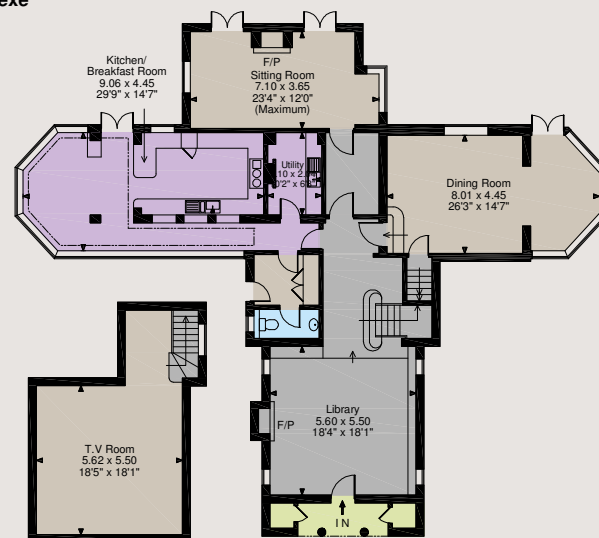
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Over 45 offices across England and Scotland, including Prime Central London

Saxons Meath, Green Lane, Horley
Main House internal area 3,685 sq ft (342 sq m)
Garage internal area 434 sq ft (40 sq m)
Outbuilding internal area 862 sq ft (80 sq m)
Total internal area 4,981 sq ft (463 sq m) floorplans
House internal area 0,000 sq ft (000 sq m)
Quoted Area Excludes 'External C/B'
For identification purposes only.

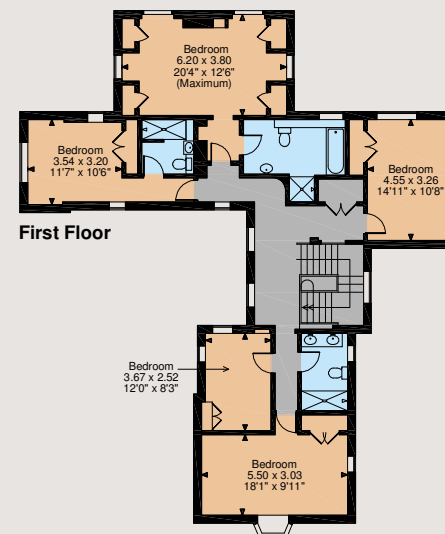


Annexe



Basement

Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.
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