

Price:

£1,350,000

Garnham  
H Bewley

Croydon Barn Lane, Horne, Horley



- Detached Character Property
- 17 Acres of Land
- Four Double Bedrooms
- Tastefully Fitted Kitchen with Appliances
- Family Bathroom & En-suite
- Double Garage & Driveway for Multiple Cars
- Rural Location with Excellent Access to Gatwick Airport
- No Onward Chain

For further information contact Garnham H Bewley:

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## Long Acre Farm, Croydon Barn Lane, Home, Horley, Surrey RH6 9JY

Long Acre Farm is a characterful and imposing detached family home. Located in the rural village of Home it offers great access to East Grinstead and Horley town centres as well as Gatwick Airport. Any golfers out there will appreciate that the house is just a short walk from Home Golf Club.

This property boasts an enormous 17 acres of land and is well equipped for equine purposes.

The house itself is well proportioned and offers substantial living space throughout. The front door opens into a vast entrance hall which greets you with a grand staircase rising to the first floor. The Living Room sits on the right of the property and soaks up an abundance of natural light with windows to three aspects. It has a cosy ambience which is amplified by the heat and glow of the log-burner during the winter months. The Kitchen has been beautifully finished with a range of base and wall level units, quartz work surface, integrated appliances including, dishwasher, fridge/freezer, Neff double oven, induction hob with extractor hood, sink with drainer and a huge variety of storage. There is a large breakfast bar / island sitting at the centre of the kitchen, creating contemporary and social space to cook, eat and live in! The property is extended to the rear, which creates a large family room spanning across the back of the kitchen, it elongates the kitchen space, creating an excellent area to socialise in as it opens into the rear garden. Tagged onto the kitchen is a fully functional utility room with space for washing machine and tumble dryer, it connects the kitchen to the garage.

The first floor landing is wide and bright and provides access to four large double bedrooms. The largest of which is complimented by a modern shower room en-suite which has been fitted with a low-level WC, wash-hand basin, heated towel rail and shower cubicle. All four bedrooms have large windows pulling in sunlight and looking out onto the property's extensive grounds. There is also a family bathroom upstairs; fitted with a panel-enclosed bath (with shower above), low-level WC, heated towel rail and wash-hand basin. There is a large airing cupboard on the landing and access into the house's huge loft space.

As previously mentioned, the house is accompanied by extensive acreage, however a smaller area of land has been reserved as the main rear garden; it is fenced off and segregated from the remainder of the land and is mainly laid to lawn with an expanse of patio along the rear of the house. The property enjoys an in-and-out of drive which could park a multitude of vehicles and is accompanied by an enormous front lawn. There is a double garage with an electric roll up door, which has power and light and can be accessed integrally from the house. The house is fully alarmed and has a state of the art security system.

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# Accommodation

## Ground Floor:

### Living Room

21' 1" x 13' 0" (6.43m x 3.96m)

### Kitchen

21' 1" x 13' 0" (6.43m x 3.96m)

### Family Room

21' 0" x 11' 5" (6.40m x 3.48m)

### Utility Room

12' 11" x 6' 11" (3.94m x 2.11m)

### Cloakroom

5' 0" x 3' 7" (1.52m x 1.09m)

## First Floor:

### Master Bedroom

21' 1" x 13' 0" (6.43m x 3.96m)

### En-suite

8' 11" x 5' 10" (2.72m x 1.78m)

### Bedroom Two

13' 0" x 11' 0" (3.96m x 3.35m)

### Bedroom Three

13' 0" x 10' 1" (3.96m x 3.07m)

### Bedroom Four

11' 11" x 11' 6" (3.63m x 3.51m)

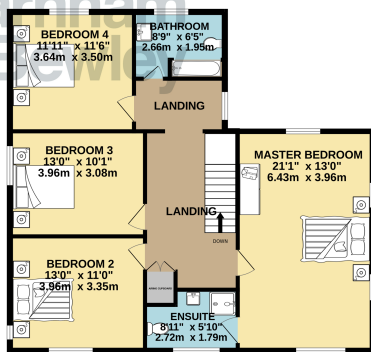
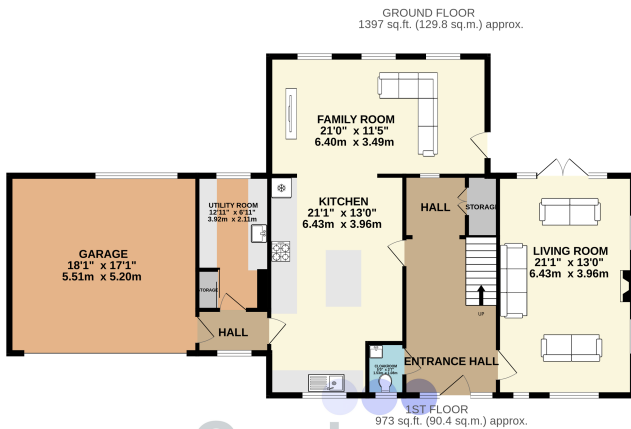
### Bathroom

8' 9" x 6' 5" (2.67m x 1.96m)

## Outside:

### Double Garage

18' 1" x 17' 1" (5.51m x 5.21m)



LONG ACRE FARM - FLOORPLAN  
TOTAL FLOOR AREA: 2369 sq.ft. (220.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NEAREST STATIONS:**

Godstone Station (3.1 miles)

Lingfield Station (3.3 miles)

Horley Station (3.5 miles)

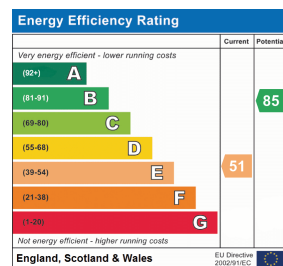
**NEAREST SCHOOLS**

Aurora Redehall School - Independent School - Ofsted: Good (1.6 miles)

Burstow Primary School - Ofsted: Good (1.6 miles)

Copthorne Preparatory School - Independent School (2.8 miles)

Felbridge Primary School - Ofsted: Good (3.1 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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