



Ringley Avenue, Horley  
Guide Price £1,250,000

HOUND & PORTER  
FIND A HOUSE. MAKE IT HOME

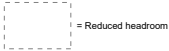


## Ringley Avenue, Horley



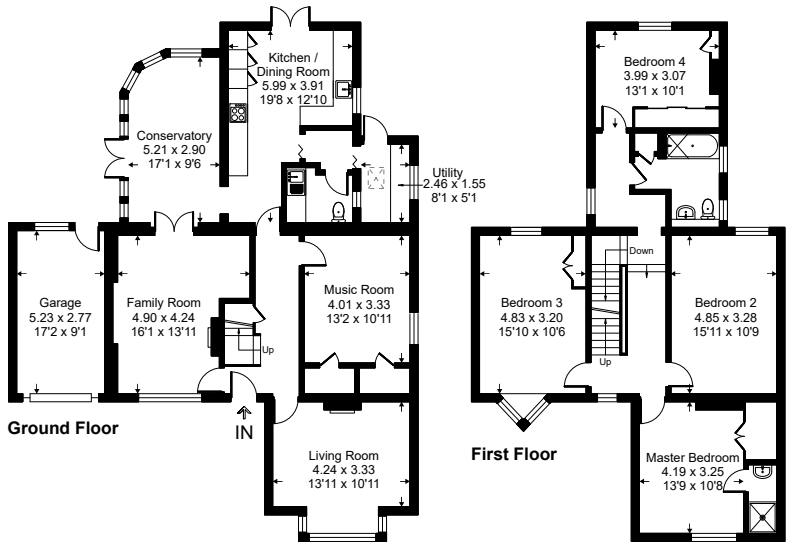
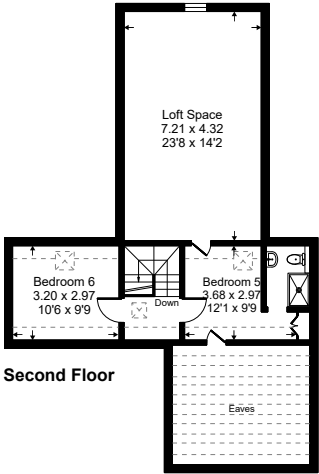
Six great bedrooms, three bathrooms  
Perfect location for excellent schools  
Large garage and private driveway  
Three versatile reception rooms  
Large garage and private driveway  
Within walking distance of Horley town centre  
and British Rail

# Ringley Avenue, Horley



## Ringley Avenue, RH6

Approximate Gross Internal Area = 224 sq m / 2410 sq ft  
Approximate Garage Internal Area = 14 sq m / 153 sq ft  
Approximate Total Internal Area = 238 sq m / 2563 sq ft  
(excludes restricted head height)



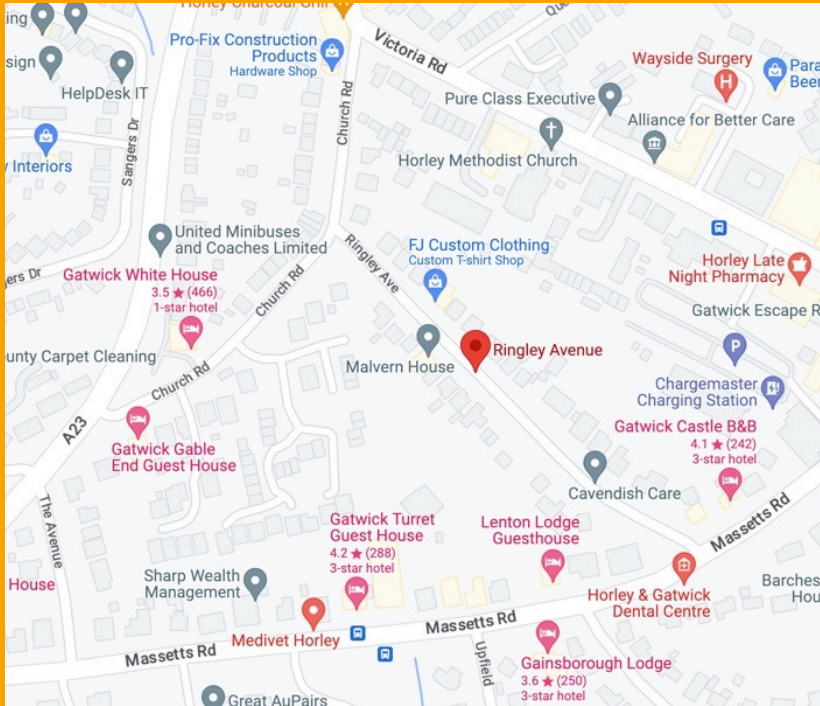
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Hound and Porter

An incredible example of a very well appointed, detached, Edwardian family home in Horley's most exclusive tree lined avenue offered for sale for the first time in many years. No 18 occupies a superior plot of just over a quarter of an acre. Step over the threshold into the welcoming reception hall with wooden flooring, original doors to all rooms and a fabulous staircase. The living room has a wonderful feature fireplace, wooden floor, original cornicing, and a beautiful square bay window overlooking a pretty magnolia tree. The kitchen/breakfast room is the hub of this property with ample granite work surface, integrated appliances, shaker style units, natural stone floor, with French doors to the rear garden.

Off a large first floor landing are four really good size double bedrooms, the master with ensuite shower room, and a family bathroom. There are two further bedrooms and a shower room on the top floor and attractive panoramic views. The outside space is phenomenal with a very large rear garden, lovingly maintained, with several entertaining areas covered with a pergola and creeping Jasmin. There is a central lawn with mature floral borders and a winding path leads you through to a further, very private, secret garden with a bar and summer house. The garden has been very well designed with lighting and privacy spaces. With a private driveway for at least three cars and a substantial single garage.



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### LOCATION

This fabulous period home is located just outside Horley town centre in an incredibly prestigious and sort after tree lined Avenue. Horley town centre is less than half a mile away so a short drive will get you there in under 5 minutes. Horley main line station is also under half a mile away and offers great links to London and the South Coast. The market town of Reigate is just up the road and is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a central cafe. So, if you are looking for a large family home, situated in a fabulous private spot, this is the property for you.

### TRANSPORT

- 0.4 miles to Horley Station
- 2.7 miles to Salfords Station
- 5.1 miles to Redhill Station



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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