



Charlwood Road, Horley

£1,425,000





A truly unique home offering far more than first meets the eye. Combining a characterful four-bedroom detached house with an exceptional wellness retreat, a substantial annexe with huge potential, extensive gated parking and outstanding versatility, Routh presents a rare lifestyle opportunity. Offered to the market with no onward chain, viewing is essential to appreciate everything this remarkable property has to offer.





Set behind an impressive electronically gated frontage, Routh is one of those properties that continually surprises you. While the handsome mock Tudor home itself extends to around 2,800 sq ft, it's everything beyond the front door that makes this a truly unique opportunity. With parking for well over 15 vehicles, two integrated garages, a detached garage and an incredible collection of outbuildings, this is a home that simply has to be seen in person.

Inside, the house is full of warmth and character, with exposed beams throughout many of the principal rooms and a striking log burner taking centre stage in the main living room. The kitchen flows into a bright dining area overlooking the garden, while a separate family room offers valuable additional living space. Upstairs are four well-proportioned bedrooms, including a generous principal suite with en-suite bathroom, alongside a family bathroom.

The rear garden is where Routh truly stands apart. A detached wellness retreat of approximately 1,500 sq ft has been thoughtfully designed to include a spa with jacuzzi, sauna and steam room, treatment rooms, salon, cinema room, changing facilities, showers, reception area and kitchenette. Whether for personal enjoyment or a home-based wellness business, subject to any necessary consents, it offers remarkable flexibility.

There is also a substantial detached annexe, already completed to first fix stage and ready for finishing. Once complete, it would make an ideal space for multi-generational living, guests or independent accommodation.

Positioned on Charlwood Road, the property also benefits from excellent transport links, with Gatwick Airport and major road networks close by, making it ideal for commuters and frequent travellers.

Homes quite like Routh rarely come to market. Combining character, extensive parking, exceptional outbuildings and outstanding versatility, this is a property that offers far more than first meets the eye.



Need to know

- Beautiful detached mock Tudor home set behind electric gates on a substantial private plot.
- Exceptional wellness suite with spa, sauna, steam room, cinema room, salon, treatment rooms and kitchenette.
- Large annexe building completed to first fix stage, offering fantastic potential for multi-generational living or guest accommodation.
- Extensive gated driveway providing off-road parking for 15+ vehicles, plus three garages.
- Four generous bedrooms, including a principal suite with en-suite bathroom.
- Character features throughout including exposed beams, a beautiful fireplace and charming period styling.
- Versatile layout with multiple reception spaces, ideal for modern family life and entertaining.
- Excellent commuter location with easy access to Gatwick Airport, major road links and surrounding countryside.
- Rare opportunity to acquire a home with outstanding lifestyle, business and home-working potential (subject to any necessary consents).
- Council Tax Band G | EPC Rating D

Interested?

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