EQUUS

Country & Equestrian











BALEENE, Harrowsley Green Lane, Horley, Surrey RH6 9PN



Tucked away along a quiet rural lane and set within around 2.5 acres (TBC*) of grounds and pastureland, a very well presented and extended detached three-bedroom chalet bungalow with further detached 'Park Home' offering flexible accommodation for extended family living options (two bedrooms, Lounge, kitchen, bathroom), plus equestrian facilities (3 loose boxes, tack room, Store room – space to add riding arena Subj to PP).

The property is approached through electric gates onto a large graveled driveway with ample parking for multiple vehicles/horsebox, and adjacent detached garage plus store room/games room. The spacious accommodation extends to just over 2000sqft and comprises, on the ground floor, a bright and spacious Entrance Hall, with stairs rising to the first floor, Shower Room and WC, double-aspect sitting room featuring an elegant fireplace and double doors opening into a stunning 30ft Kitchen/Dining Room perfect for family gatherings/entertaining and large enough for a substantial dining table. To one end of this room there are double doors opening out to a covered patio area, ideal for al fresco dining. Adjacent to the kitchen area is a well-appointed Utility Room and further on the ground floor is a well-proportioned Family Bathroom and two double bedrooms. On the first floor is a large 21ft principal Bedroom with separate cloakroom/wc. and plenty of eaves storage cupboards.

This unique family home offers the desirable combination of being in a quiet rural position yet with excellent local shopping/schools/facilities at nearby Horley town centre, also with mainline station offering fast connections to London and convenient road access to the M25. eip

LOCAL AMENITIES & TRANSPORT LINKS

The property is ideally situated for access to Horley town centre, which offers an array of shops, restaurants and cafes including Waitrose, Collingwood Batchellor and Costa Coffee with easy access to both Horley & Gatwick mainline railway stations offering excellent services to London, Gatwick and the South coast and the area also has superb road and bus links with the M23 & M25 nearby. Within a short drive, the surrounding area boasts delightful countryside, village pubs and a number of golf courses. For those with equestrian interests the property is well located with a number of venues within easy reach including Felbridge and Ardingly Show ground, Golden Cross and Hickstead. There is also horse racing at Lingfield Park.

ACCOMMODATION - refer to the floor plan

The spacious accommodation comprises of a bright and spacious Entrance Hall with tiled flooring, two storage cupboards and stairs rising to the first floor. • On the ground floor is a convenient Shower Room fitted with a shower cubicle, WC and wash hand basin. • The double-aspect Lounge features an elegant fireplace with marble hearth and double doors that open into a stunning 30ft Kitchen/Dining Room perfect for family gatherings and entertaining. The Kitchen is fitted with sleek grey curved units topped with white marble work surfaces. A central island houses the hob and offers additional storage beneath, while two built-in, eye-level ovens and integrated fridge freezer and dishwasher, sink and drainer complete the space.

• Adjacent to the kitchen is a well-appointed Utility Room offering extra storage, sink and drainer, and space for white goods. There is ample room for a large dining table in the Dining Area and double doors open onto the patio area for alfresco dining. • There is also a well-proportioned Family Bathroom fitted with a modern white suite including bath, shower cubicle, WC and wash hand basin.

• There are also two further Bedrooms, both of generous proportions and one of which has views to the front and side.

First Floor • On the first floor you will find a large Main Double Bedroom with separate toilet and sink, and plenty of eaves storage cupboards.

EQUESTRAIN FACILITIES & OUTBUILDINGS

MOBILE HOME - locates within the garden, Calor gas, water and drainage via main house.

GAMES ROOM located off the main parking / drive. Timber constructed with power and laid on.

STABLES - 4 loose boxes with lights and power, on concrete.

BARN - timber and located adjacent to the stables.

GARAGE - brick on concrete suitable for x1 car.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick & block

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Multiple, off road

LOCAL AUTHORITY: Reigate & Banstead / TAX BAND: E

EPC RATING: E 52/68. Certificate number 2913-2111-2114-1517-6710. Full ratings & advisories/estimated costs are now online at the .gov web site: https://find-energy-certificate.digital.communities.gov.uk/











SERVICES
HEATING: Oil / SEWAGE: Septic tank / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains

LAND & GROUNDS
The whole site is 2.47 acres (*TBV) level ground and is on one Land Registry Title. There is also a local bridleway close by.
*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

HELPFUL WEBSITE LINKS
We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
https://checker.ofcom.org.uk/en-gb/mobile-coverage
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VIEWING ARRANGEMENTS
All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014
E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk
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Guide price £1,075,000







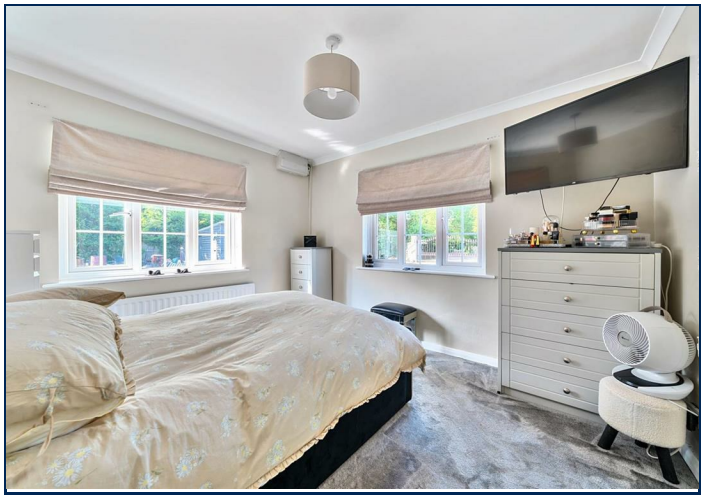
Baleene, Harrowsley Green Lane, Horley, RH6 9PN

Approximate Area = 2068 sq ft / 192.1 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding = 1609 sq ft / 149.4 sq m
Total = 3821 sq ft / 354.9 sq m
For identification only - Not to scale

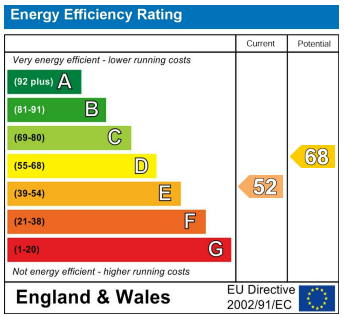
Denotes restricted head height

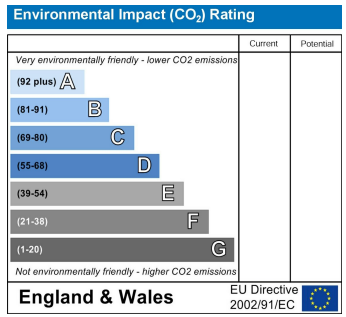


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Batcheller Monkhouse. REF: 1286016









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