



Knowle Green,  
Gayhouse Lane,  
Outwood,  
RH1 5PP

Guide price £1,000,000



3



2



3

Robert  
Leech. 



# Knowle Green, Gayhouse Lane, Outwood, RH1 5PP

A detached three bedroom bungalow situated in a picturesque setting with a generous garden, including a graveled driveway, triple car porch and workshop.

The accommodation comprises entrance hall, a lounge with patio doors overlooking the garden, a dining room with steps down to a family area. Three bedrooms which includes a master bedroom with an en-suite shower room. A staircase leads you to a useful loft area which is divided into two areas; one of which includes access to a large loft space. The fully fitted kitchen with its range of modern units includes a Siemens 5 hob and two built in single ovens, this room enjoys views over the garden and has access to the garden.

## Outside

Wooden gates lead you into the large graveled driveway area. The garden is a gardeners delight; offering over an acre of land it is split into different areas including a lovely patio area, which is close to the bungalow, making alfresco dining easy in the summer months. The patio has a long mature pergola over with a mix of shrubs trailing over the structure. There is a second patio area and pergola on the other side of the garden which over looks the large lawn. This lawn is surrounded by trees and a variety of shrubs.

## Outbuildings

Outbuildings include a triple car porch, workshops and two glass greenhouses.

- Built...
- Large plot
- Bungalow with loft conversion
- Rural location
- 3 beds, 2 baths, 3 recep
- Outbuildings
- Tax Band F £3,057.14pa
- Tandridge District Council
- Living space 2,110 sq ft
- EPC Rating E (43)



3.7 miles  
Bletchingley



6.0 miles  
Gatwick  
Airport



3.6 miles  
Salfords  
Mainline  
Station



**OXTED**  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

**REIGATE**  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

**LINGFIELD**  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

**LONDON**  
121 Park Lane  
London  
W1K 7AG  
0207 0791457





## LOCATION AND TRAVEL

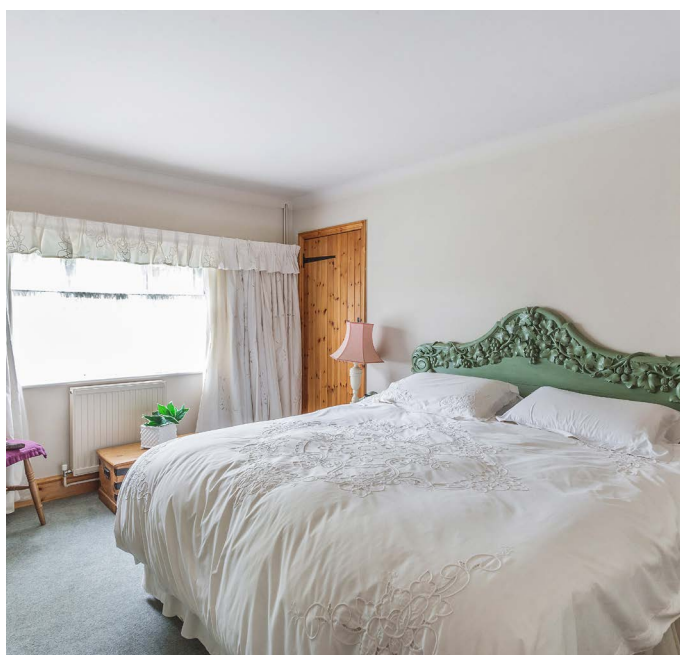
Outwood village, in addition to its famous windmill, which is the oldest working post-mill in the country, has an attractive Common surrounded by protected National Trust woodland and farmland. There is also a thriving cricket club in an idyllic setting, St. John's Church, a renowned butcher and a choice of two pubs. Everyday shopping needs are catered for at Smallfield a little over a mile distant.

The property is also ideally situated for easy access to Gatwick airport which is about 6 miles distant, whilst Redhill station offers fantastic rail links into London Bridge and Victoria in addition to the south coast. The M25 is accessible at junction 6 just 5 miles away.

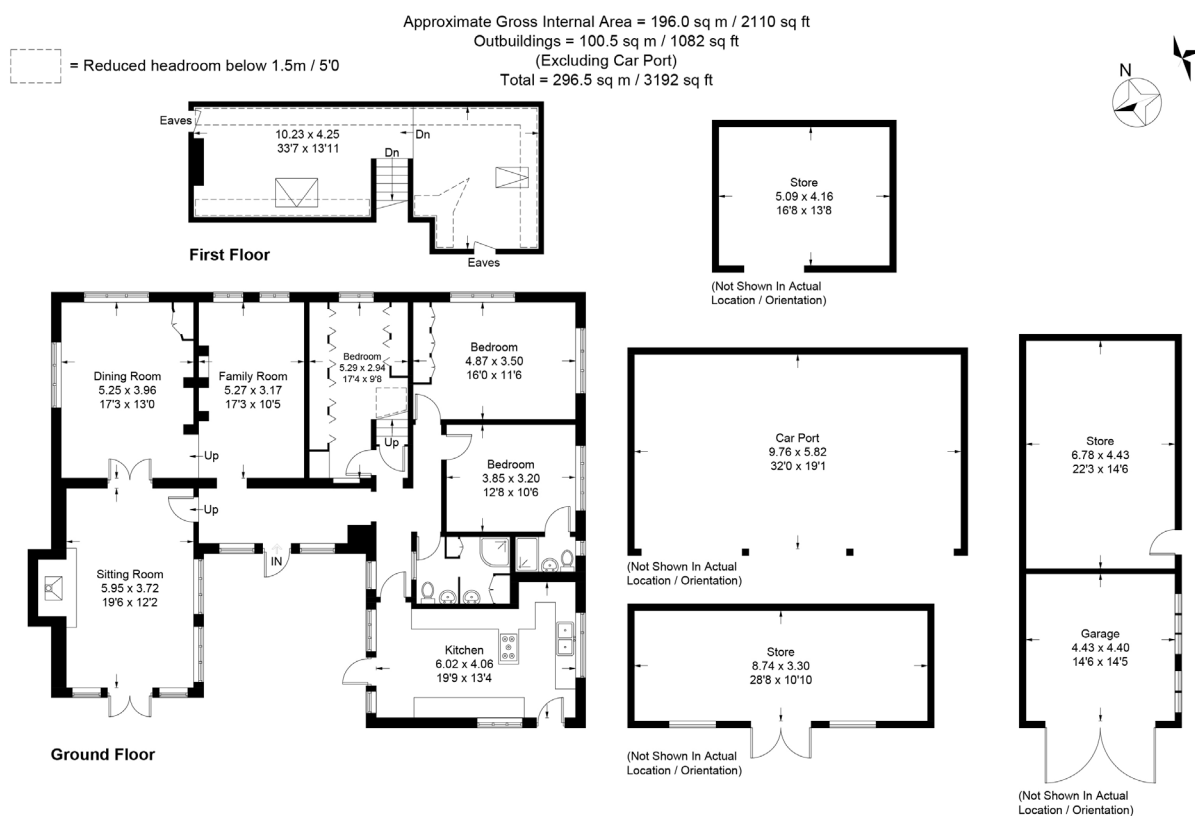


## FAQ'S

- Council Tax Band F £3,057.14pa
- EPC Rating E (43)
- Approx. 1.38 acre plot
- Loft conversion
- Oil fuelled







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 decisions reliant upon them. (ID796766)  
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