



The Fieldings Horley RH6 9AJ

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# JAMES DEANE

ESTATE AGENTS

Tucked away within one of Horley's most desirable residential cul-de-sacs, this impressive four-bedroom detached home combines generous family living space with a mature private garden and excellent access to local amenities.

Occupying an attractive plot within The Fieldings, the property offers over 1,700 sq ft of well-planned accommodation designed for modern family life. The spacious living room provides an inviting focal point, complete with a charming brick fireplace, while the separate dining room flows effortlessly into the conservatory, creating excellent entertaining space overlooking the garden.

The contemporary kitchen/breakfast room has been thoughtfully updated and offers an abundance of storage and workspace, complemented by a separate utility room and ground floor shower room.

Upstairs, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom enjoying a particularly generous footprint.



Outside, the beautifully established rear garden offers a high degree of privacy and enjoys a wonderful mix of lawn, mature planting and seating areas. A detached garage and private driveway provide ample parking and storage.

Ideally situated for families and commuters alike, The Fieldings enjoys easy access to Horley town centre, excellent local schools, mainline rail services to London and the South Coast, and Gatwick Airport.

This is a rare opportunity to secure a substantial detached family home within one of Horley's most sought-after locations.

Five-week security deposit: £3,057.69

EPC Rating: D - Awaiting new EPC

Council Tax band: F

Household income: £79,500 pa

Parking arrangements: Driveway

Furnishings: Unfurnished

Note: Some of these furniture images are Computer Generated Images (CGI) for marketing purposes only.

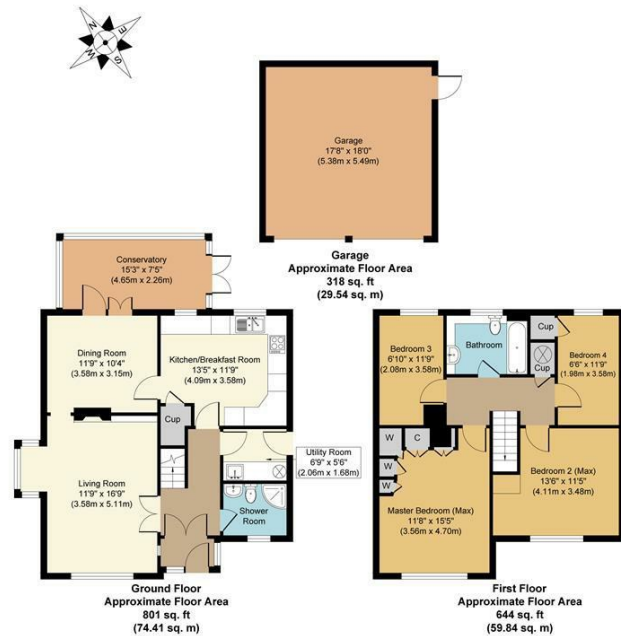
**£2,650 Per Month**



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## Floor plan



The Fieldings, RH6

Approx. Gross Internal Floor Area 1763 sq. ft / 163.79 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
		82
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

### Key information

Viewing: Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £2,650 Per Month

Security Deposit: £3,057

Any questions please call your local branch.



**JAMES DEAN**  
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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Deane cannot be held liable if the information is incorrect.