



Norwood Hill Road, Horley, RH6

**Guide Price £1,725,000**





*Luxurious 5-bed, 5-bath barn conversion with over 4,000 sq ft living space, stunning 12-acre grounds, bespoke kitchen, stables, boot room, beautiful gardens, superb transport links to London & Gatwick, near top schools, dining & countryside walks.*



# Key Features

---

- Bespoke Murray Design kitchen with twin islands
- EPC Rating: C
- 12-acre plot with landscaped gardens and wildlife pond
- Close to acclaimed private and state schools
- Magnificent 5-bed detached barn conversion
- Approximately 5062 sq ft total floor area
- Approximately 5062 sq ft total floor area with just over 4,000 sq ft of living space
- Seperate Boot Room and Utility Area
- 5 on suite Bathrooms with additional downstairs W.C.
- Equestrian sand school & barn approved (MO/2025/0174) + Granted ancillary accommodation (MO/2024/2153)









•Guide Price £1,725,000 - £1,800,000•

Welcome to Oaklands, an exquisite and luxurious detached barn conversion set beautifully along Norwood Hill Road, Charlwood. Perfectly suited to a family with equestrian interests, this exceptional 5-bedroom, 5-bathroom residence provides over 4,000 sq ft of sophisticated living space, set within a total of approximately 5062 sq ft including versatile outbuildings.

From the moment you step inside, the home's thoughtful design and meticulous craftsmanship are evident. The impressive open-plan layout seamlessly integrates living, dining, and kitchen spaces, ideal for both vibrant gatherings and tranquil family evenings. At its heart lies a bespoke, handcrafted Murray Design kitchen, boasting two generous breakfast islands, extensive larder cupboards, and integrated workstations, exuding contemporary elegance and practicality. Adjacent dining areas comfortably seat up to 20 guests, highlighting the home's fantastic entertaining potential.

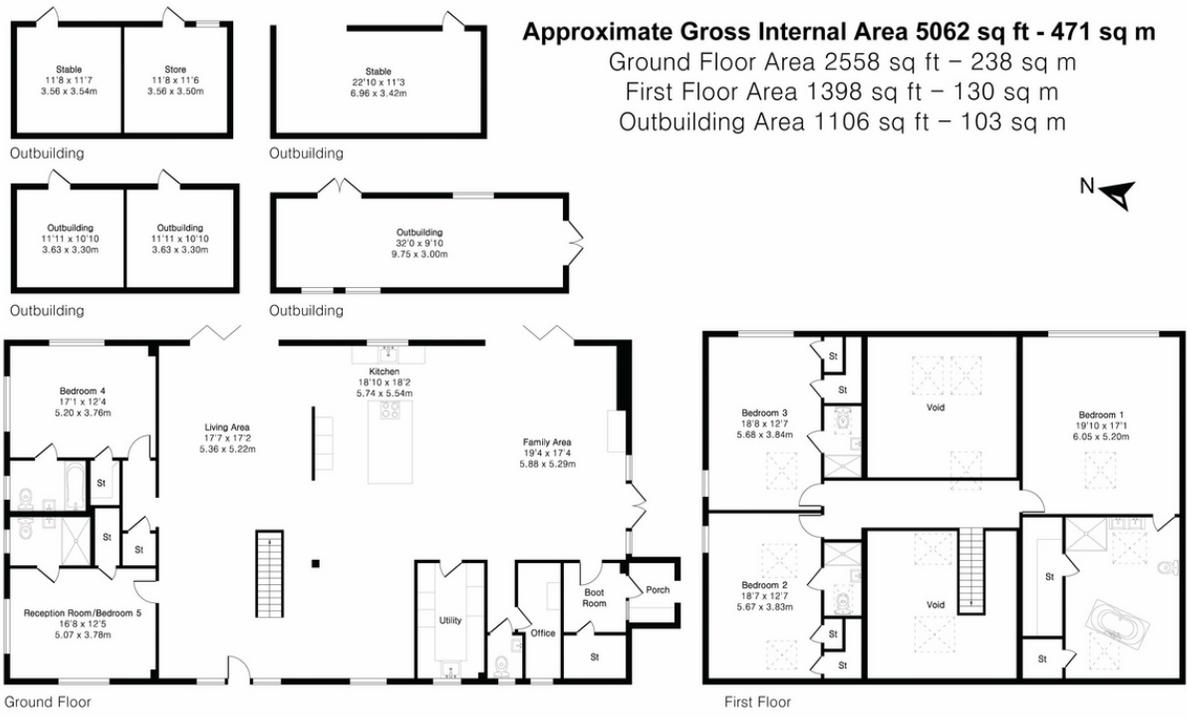


Each of the five spacious bedrooms benefits from its own luxurious en-suite bathroom. The grand master suite stands out with vaulted ceilings, generous walk-in wardrobes, and a sumptuous en-suite featuring a beautifully positioned, elegant roll-top freestanding bath, perfectly placed beneath a skylight to offer a serene bathing experience under natural light. Two bedrooms on the ground floor offer the flexibility to function as separate living spaces, ideal for multigenerational living, guest accommodation, or dedicated leisure rooms. SCAN THE QR CODE FOR MORE









**Approximate Gross Internal Area 5062 sq ft - 471 sq m**  
 Ground Floor Area 2558 sq ft – 238 sq m  
 First Floor Area 1398 sq ft – 130 sq m  
 Outbuilding Area 1106 sq ft – 103 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	76 79

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Tenure Type:** Freehold  
**Council Tax Band:** H  
**Council Authority:** Mole Valley

