



West Horsley

Asking Price £850,000 (Freehold)

A unique, split level house with far reaching views, set within three quarters of an acre, on the edge of an area of outstanding natural beauty, and on the foothills of the North Downs & Surrey Hills. EPC Rating (E)



On a small foothill of the North Downs, with unspoilt, rural views, a refreshingly different style of house with a retro modern feel awaits you! The house is arranged over three levels providing spacious and flexible accommodation.

Step up to the front door, then turn a full 180 degrees to take in the panoramic view before passing into an inner porch and on into the central hallway area with stairs to the left leading up to the first floor and down to the lower ground. There are two principle rooms on this floor, the kitchen and a generously proportioned and light reception room with a panoramic window to the front, making this a very attractive day room. The kitchen/breakfast room has a contemporary style look with a clear, elevated view of the substantial rear garden and door leading onto the raised balcony.

Logically, the majority of the sleeping accommodation is to be found on the first floor with the main bedroom en-suite benefitting from the wonderful view to the front. In addition, there are three further double bedrooms, plus the newly renovated family bathroom with bath and separate shower.

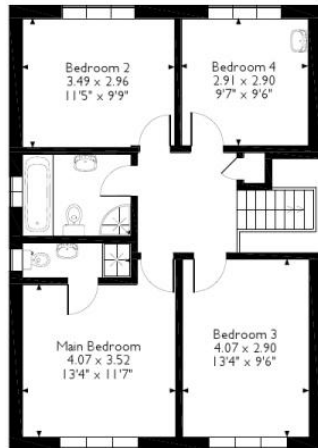
On the lower ground floor, there is another large reception room with parquet flooring, currently used as a dining room, a modern Utility/Kitchenette with door to the garden, a further bedroom, a study and a large storage cupboard.

This property will have immense appeal for those seeking a more unconventional village home with beautiful countryside on their doorstep and yet within easy reach of the shops and facilities of East Horsley & Guildford with excellent transport links close by.

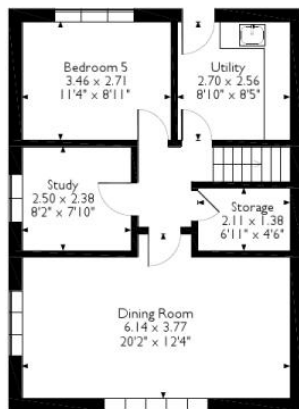
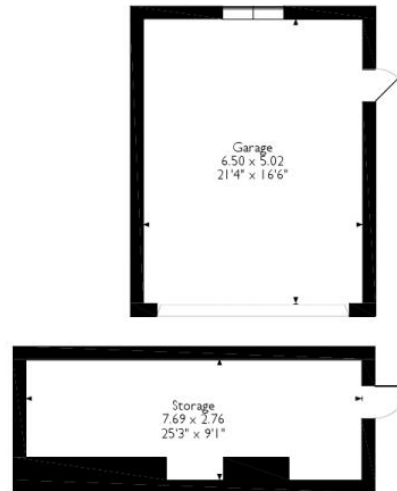
- Over three quarter of an acre plot
- Unusual split level property with wonderful views
- Raised balcony/patio area
- Five double bedrooms
- Private semi rural location
- Walking distance of local amenities and good transport links

Floorplan

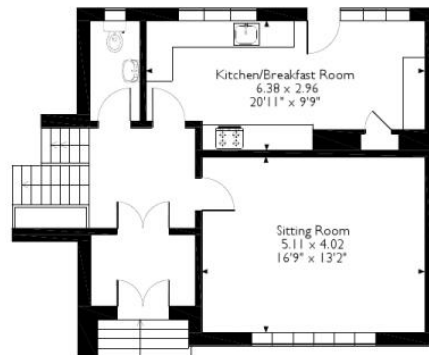
Approximate Gross Internal Area
 Main House = 190 Sq M/2047 Sq Ft
 Garage = 33 Sq M/351 Sq Ft



First Floor



Lower Ground Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

Situated on the edge of the village of West Horsley, in a semi rural position adjoining the North Downs, with easy access to Sheepleas and the many miles of countryside of the Surrey Hills. (A designated area of outstanding natural beauty, offering some of the best walking, cycling and horse riding in southern England.) The village of East Horsley, with its convenient shops and railway station, is within a short drive (Waterloo approx. 45 minutes.) Also nearby are the A3 and M25, Junction 10, provide easy access to the area's extensive communication network, including Central London, Heathrow and Gatwick airports. There are excellent schools locally in both the private and state sectors. The market town of Guildford is approximately 7 miles away offering comprehensive shopping, entertainment and recreational facilities.



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