

HORNBEAM

WEST HORSLEY • SURREY

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THE STREET, WEST HORSLEY, SURREY KT24 6HS

Set within the highly desirable village of West Horsley, this impressive detached period home is brimming with charm, character, and an abundance of original features. Available with no onward chain, this property offers a rare and exciting opportunity to create a truly exceptional family residence.

The ground floor offers remarkable versatility, with four well-proportioned reception rooms. The standout sitting room is rich in character, showcasing exposed beams and a magnificent inglenook fireplace, creating a warm and inviting focal point. A further double-aspect dining room benefits from a large bay window, flooding the space with natural light, and uniquely includes a lift providing access to an upstairs bedroom.

The kitchen is both stylish and functional, featuring a striking slate tiled floor and a wide range of fitted units. Adjoining the kitchen is a convenient WC, a spacious family room, and a study, thoughtfully added in a later extension to enhance modern living.

Upstairs, the property continues to impress with five generous bedrooms, all complete with built-in storage. The principal bedroom enjoys the luxury of an ensuite, while another bedroom benefits from lift access. Two well-appointed family bathrooms serve the remaining rooms, ensuring comfort and practicality for a growing household.

Externally, the home is equally appealing. To the front, a large, gated driveway provides ample off-street parking. The mature rear garden offers a private and tranquil setting, featuring a swimming pool and a surrounding seating area—ideal for relaxing or entertaining during the warmer months.

With its wealth of period features, spacious layout, and outstanding potential, this is a rare opportunity to acquire a distinguished home in a sought-after village location.



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ACCOMMODATION & SPECIFICATION

Detached Period House • Four Reception Rooms • Five Bedrooms/Master with an Ensuite • Two Family Bathrooms • No Onward Chain

Double-Aspect Dining Room with a Lift • Two Ground Floor WC's • Rear Garden with Swimming Pool • Gated Driveway Parking













LOCATION

West Horsley has a traditional feel with two pubs, a local shop close at hand and highly regarded schools, including The Raleigh School. The village is surrounded by unspoilt countryside with a network of footpaths and bridleways which will take you up to the nearby Sheepleas area of the Surrey Hills - a designated area of AONB - and onwards into the North Downs.

The larger village of East Horsley is approximately 2 miles away with its range of everyday shops and amenities together with The Drift Golf Club, and the station which provides a regular commuter service into London Waterloo. The A3 is within easy reach and provides quick access to the M25 and on to both Heathrow and Gatwick airports.

SERVICES & KEY INFORMATION

All Mains Services Supplied
EPC Rating E
Council Tax Band H
Freehold

Approximate Gross Internal Area = 296.2 sq m / 3188 sq ft
External Cupboard = 1.0 sq m / 11 sq ft
Total = 297.2 sq m / 3199 sq ft
(Including Lift)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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. (ID1294042)

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