



4 Railway Cottages Station Approach, East Horsley, Surrey, KT24 6QX

Price Guide £749,950





- VILLAGE CENTRE LOCATION
- PRINCIPAL BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- GATED PRIVATE PARKING FOR TWO VEHICLES
- TWO FURTHER BEDROOMS ONE WITH ENSUITE
- LIVING ROOM
- BUILT BY BRYDEN HOMES IN 2015
- ENCLOSED REAR GARDEN

## Description

Built in 2015 by the reputable Bryden Homes, this beautifully presented three-bedroom semi-detached property offers contemporary living in a sought-after village setting. Ideally located just a stone's throw from both local shops and the railway station, it provides the perfect balance of countryside charm and everyday convenience.

The property features a thoughtfully designed layout, starting with a well-proportioned living room and a stylish kitchen/breakfast room complete with stone worktops and high-quality integrated Siemens appliances. A cloakroom and cloaks cupboard add to the home's practicality on the ground floor.

Upstairs, the first floor offers a generous principal bedroom with an en-suite shower room, a second double bedroom, and a modern family bathroom. The second floor hosts a further spacious bedroom with its own en-suite, perfect for guests or a home office setup.

Outside, the private rear garden is beautifully finished with an Indian sandstone patio – ideal for relaxing or entertaining in the warmer months.

Whether you're looking to join a welcoming village community or need excellent transport links for commuting, this home blends modern comfort with a fantastic location.

## Situation

The property is situated in the charming village of East Horsley, just moments from the station and has a traditional feel with restaurants and local shops being close at hand.

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 outstanding natural beauty - and onwards into the North Downs.

There are several good schools locally in both the private and state sectors, including Cranmore school and The Howard of Effingham School. The county town of Guildford is approximately 6.5 miles away providing extensive shopping, leisure, and entertainment facilities.

Horsley station provides a regular commuter service into London Waterloo in approximately 45 minutes. The A3 is within easy reach and provides quick access to the M25 and on to both Heathrow and Gatwick airports.

### Tenure

Freehold

### EPC

B

### Council Tax Band

F

### Additional

### Charges

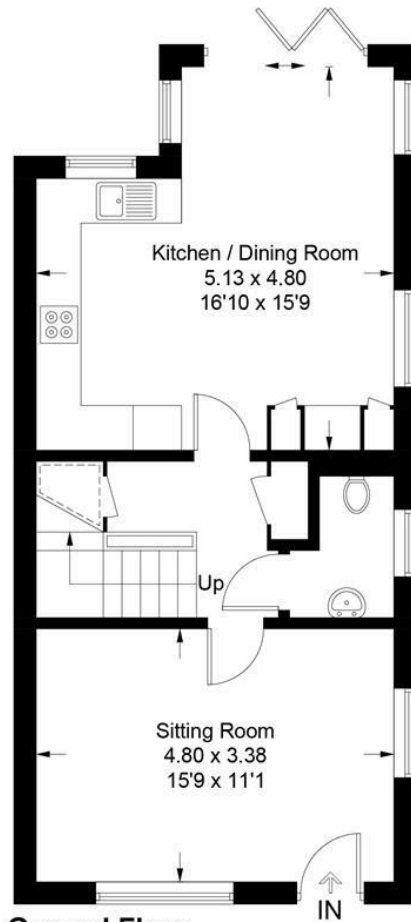
Approx £90 per annum covering electric gates, lighting and garden bin.



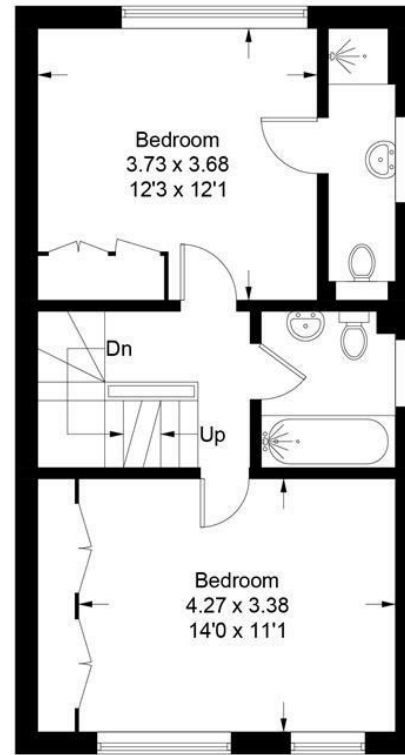


Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft

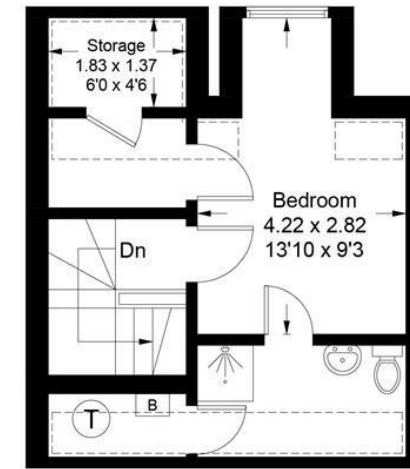
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second 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. (ID1190340)

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