



St Giles, Nightingale Road, East Horsley, Surrey, KT24 5EW

 Chantry  
& Pewleys









3 bedrooms  
 Living/dining room  
 Family room/study  
 Kitchen/breakfast room  
 Large loft space  
 2 garages  
 Good-sized rear garden  
 Potential to extend, subject to consents  
 Tenure Freehold  
 Council tax band G  
 EPC E

Family home, requiring modernisation, set in a glorious plot of 0.83 acres, in a quiet residential road,  $\frac{3}{4}$  of a mile from East Horsley village centre and station.

Conveniently situated in a quiet, residential road in East Horsley, St Giles is an attractive detached home, built we understand in the late 1920's. Set in a mature and private plot extending to around 0.83 acres, the house now requires modernisation throughout and offers significant scope, subject to the relevant consents, to substantially enlarge the existing footprint.

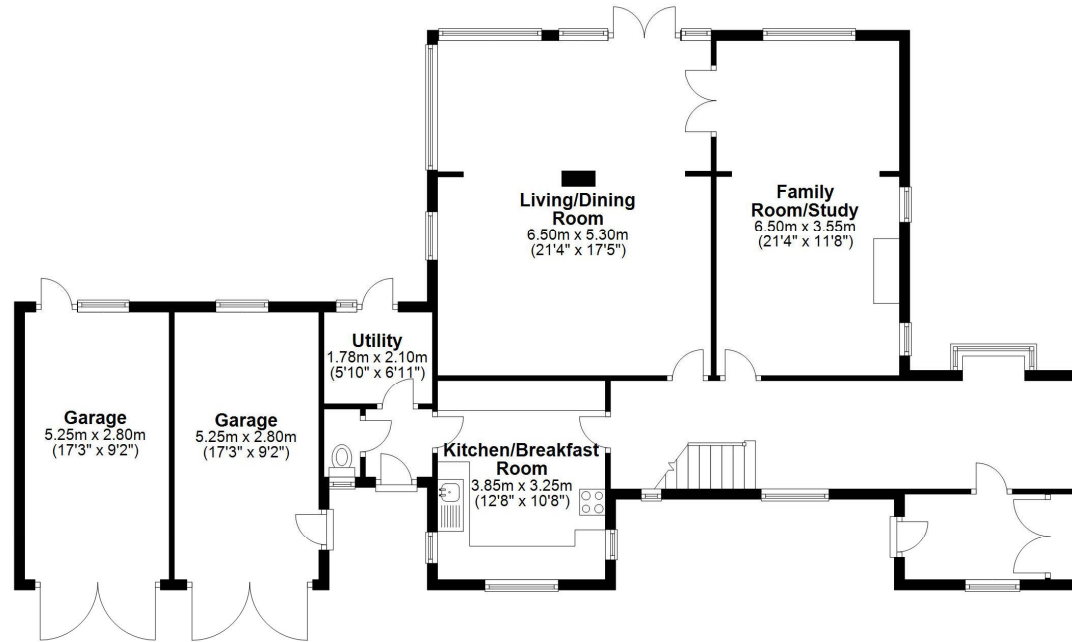
The Picturesque village of East Horsley is located in the heart of the Surrey Hills providing miles of open countryside for walking, riding and cycling. There are shops for day to day needs and the area is served well for schools in both the public and state sector and there are two stations close by at Horsley and West Clandon.

Guildford with its famous cobbled High Street and Castle is located approximately 7 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre. Transport links are excellent with 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.



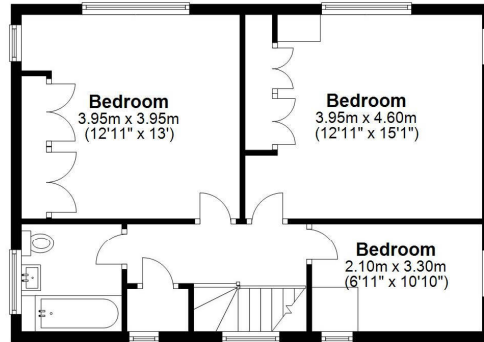
## Ground Floor

Approx. 134.2 sq. metres (1444.6 sq. feet)



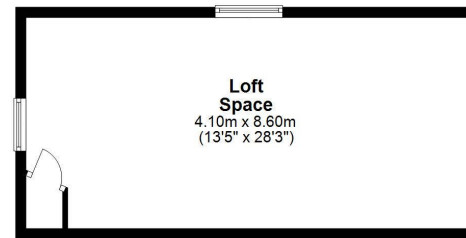
## First Floor

Approx. 53.8 sq. metres (579.1 sq. feet)



## Loft Space

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 188.0 sq. metres (2023.7 sq. feet)

Cranleigh Sales 01483 347888  
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100  
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344  
shalford@chantriesandpewleys.com

Lettings 01483 405222  
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

