



**'The Old Manor House', Ockham Road South, East Horsley,  
Nr. Leatherhead, Surrey, KT24 6RN**

CLARKE  GAMMON  
1919

**' THE OLD MANOR HOUSE', OCKHAM ROAD  
SOUTH, EAST HORSLEY,  
NR. LEATHERHEAD, SURREY, KT24 6RN**

DETACHED CHARACTER  
BUILDING

GRADE II LISTED

CURRENTLY ARRANGED AS 7  
FLATS

REQUIRES EXTENSIVE  
REFURBISHMENT

SCOPE FOR RE-  
DEVELOPMENT, STPP

GARAGES & COMMUNAL  
GROUNDS

POPULAR VILLAGE OF EAST  
HORSLEY

LOCAL PARADE OF SHOPS

NEARBY HORSLEY TRAIN  
STATION

VACANT POSSESSION



**A detached Grade II Listed building, currently arranged as seven flats, in need of complete renovation and allowing scope for re-development, subject to planning permission.**

#### **THE PROPERTY**

A detached Grade II Listed building, currently arranged as eight flats. The property is in need of complete modernisation and improvement and allows scope for re-development, subject to the gaining of satisfactory planning consent.

The property was built around 1800 of brick and flint elevations under a slate covered roof and benefits from a range of garages and communal gardens. The property has suffered from extensive damp penetration causing fungal spread across the entire ground floor walls, ceilings, floors and staircase. It is in need of complete modernisation throughout.

The property is located in East Horsley village with a local parade of shops providing excellent day-to-day amenities, including cafe's, restaurants and The Duke of Wellington pub whilst being nearby to Horsley railway station connecting with Guildford and London Waterloo.



## THE GROUNDS

The communal grounds are mostly laid to level lawn with garages in a block.

## SITUATION

East Horsley is a Surrey village, situated between Leatherhead and Guildford. There is a superb parade of shops providing an excellent range of shops and business services catering for day-to day needs including an award-winning family butcher, F Conisbee & Son, a bakers, Budgens store, post office and general store, deli, café's, wine shop, Lloyds bank, La Meridiana Italian restaurant, Indian & Chinese takeaways, The Duke of Wellington pub, two hotels, hairdressers, barbers, pharmacy and a vets practice. There is also a railway station, which runs between Guildford and London Waterloo. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. There is a wide range of excellent schooling within the area in both the state and private sectors. The county town of Guildford is approximately 7 miles away offering a range of shopping, social, recreational and educational facilities, whilst the cosmopolitan village of Cobham is close by with its vibrant range of shops and restaurants.

COBHAM | 5 miles

LEATHERHEAD | 5.5 miles

GUILDFORD | 7 miles

HORSLEY STATION | 1.2 miles

LONDON WATERLOO | approx. 49 minutes by train (from Horsley railway station)

CENTRAL LONDON | 29 miles

# Ockham Road South, East Horsley, KT24

Approximate Area = 5108 sq ft / 474.5 sq m

Annexe = 536 sq ft / 49.7 sq m

Total = 5644 sq ft / 524.2 sq m

For identification only - Not to scale

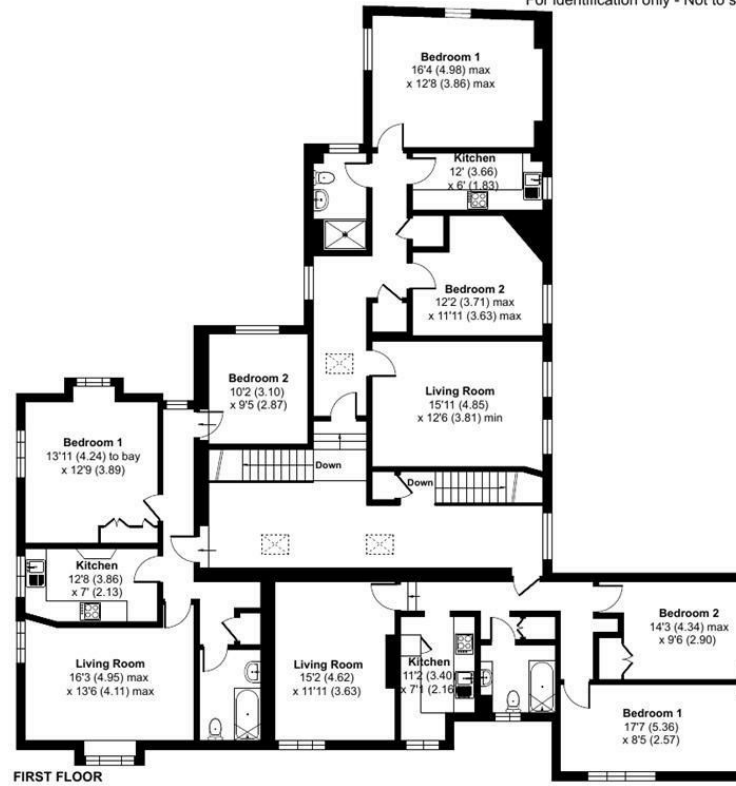
## LOCAL AUTHORITY

Guildford Borough Council

## SERVICES

All mains services are connected

15th August 2024



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Clarke Gammon. REF: 1144927

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF (Post Code: KT24 6RN)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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