



Linden Croft, Heatherdene, West Horsley, KT24 6LH

CLARKE  GAMMON

Linden Croft

HEATHERDENE, WEST HORSLEY, KT24 6LH

Located on a quiet, private road just moments from the centre of Horsley, this detached four-bedroom residence offers a blend of space, privacy, and future potential. Just a short walk from the village shops and 12 minutes from the train station, the home is ideally placed for both everyday convenience and countryside living. The property is within the catchment area of the popular Raleigh School, and also benefits from having a selection of excellent private schools nearby. Set back from the road, the property is approached via a generous driveway with ample parking and access to a detached tandem garage. The house opens into a bright entrance hall, from which the principal living room is accessed.

At the heart of the home is a spacious, light-filled living and dining room with a double aspect. Large windows and sliding doors frame views of the garden, while a feature fireplace provides a cosy focal point for colder months. The kitchen sits to the rear of the home, with garden access and scope to modernise or extend in the future, subject to planning.

Also on the ground floor is a versatile study, ideal as a home office or playroom, and a cloakroom.

Upstairs, four comfortable bedrooms offer excellent accommodation for families. The main bedroom includes fitted storage and its own private shower and basin. A contemporary family bathroom serves the remaining rooms.

The secluded garden to the rear is mature, well-tended, and largely laid to lawn, it provides a beautiful backdrop for outdoor dining, gardening, or simply relaxing in the sun. The garage offers valuable additional storage, workshop space, or potential for conversion, subject to the usual consents.

- Peaceful location within walking distance of Horsley village centre and train station
- Dual aspect living room with garden views
- South-facing and secluded garden
- Scope to extend and improve (STPP)
- Four bedrooms and generous living spaces, ideal for modern family life
- Study or playroom
- Double length detached garage
- Easy access to London via train, with A3, M25, Heathrow and Gatwick all nearby

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Local Authority: Guildford Borough Council - Tax Band G

Services: The property has all main services connected









SITUATION

West Horsley is a charming and well-connected Surrey village that offers the perfect balance of rural tranquillity and modern convenience. Surrounded by open countryside and nestled between the larger towns of Leatherhead and Guildford, it sits on the edge of the stunning Surrey Hills Area of Outstanding Natural Beauty, making it a sought-after location for families, commuters, and those looking to enjoy a relaxed village lifestyle without compromising on access.

The village itself boasts a welcoming community feel, with local amenities including a traditional village store and post office, a choice of cosy country pubs, a tennis club, and a vibrant village hall hosting regular events and activities. For families, the area is home to highly regarded primary and secondary schools, with excellent options in both the state and independent sectors nearby.

Horsley Station, located less than a mile from the property, provides regular rail services to London Waterloo in approximately 45 minutes, making it ideal for commuters. Road connections are equally strong, with the A3 and M25 just a short drive away, offering swift routes to Heathrow and Gatwick airports.

For a wider range of shopping, dining and entertainment options, the bustling towns of Guildford and Leatherhead are easily reached in under 20 minutes by car. Both offer a mix of high street names, independent shops, cafés, and leisure facilities, with Guildford also home to a university, theatre, and historic cobbled High Street.



DIRECTIONS

Starting in Horsley Village, head north on Ockham Road North (B2039) towards Horsley Station. Continue straight, passing Horsley Station on your right. Approximately 200 yards after the station, turn left onto East Lane. Heatherdene is the second turning on your left-hand side. Note: Heatherdene is a private road, so please drive with consideration for residents and pedestrians.



A charming four-bedroom detached family home in a peaceful private road, just a short walk from Horsley village and station, offering spacious living and excellent potential to extend (STPP).

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

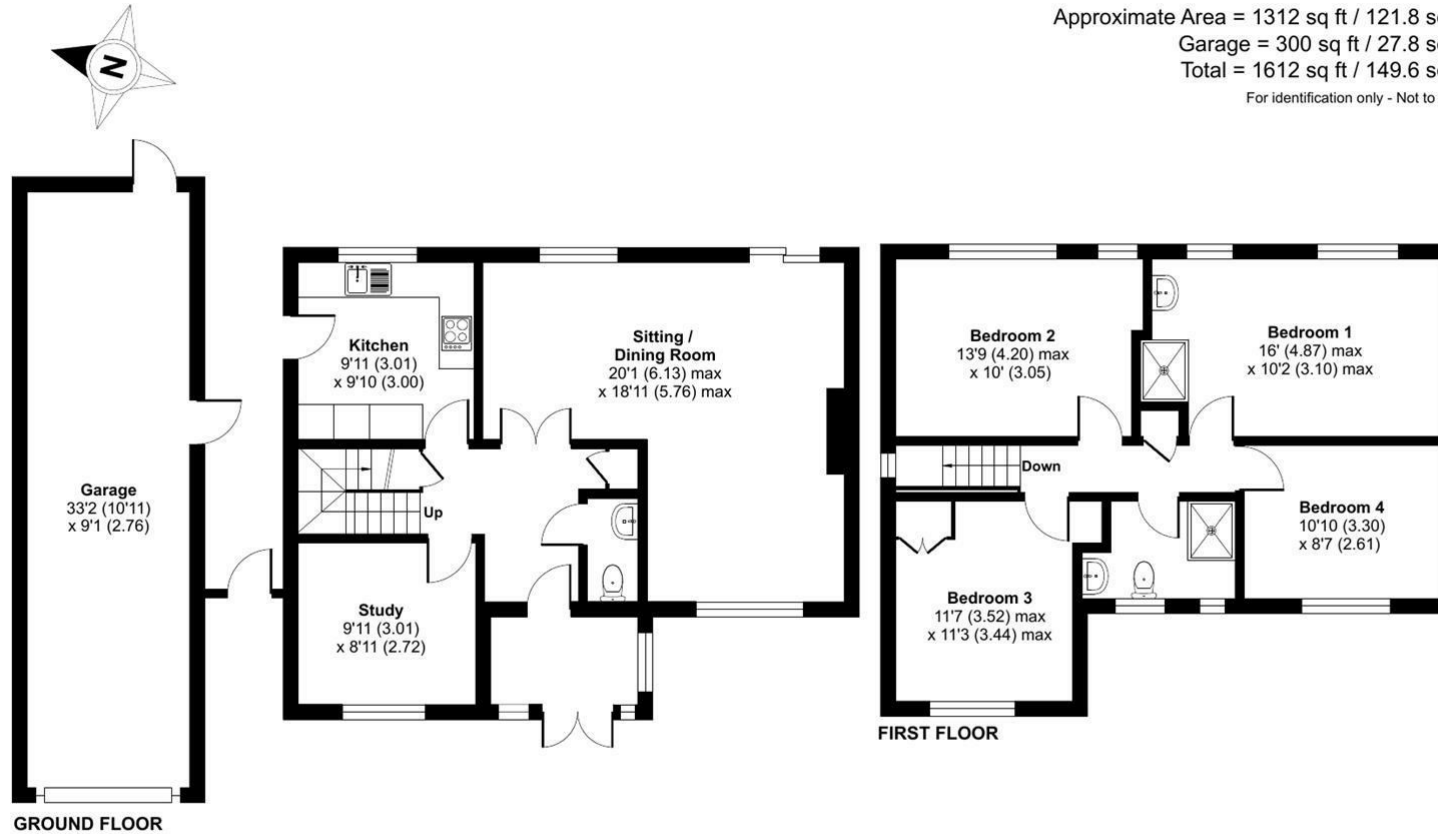
Linden Croft, Heatherdene, West Horsley, Leatherhead, KT24

Approximate Area = 1312 sq ft / 121.8 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1612 sq ft / 149.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1273570

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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