



Development Opportunity
174 The Street, West Horsley, Surrey KT24 6HS

CLARKE  GAMMON

THE BARN

THE STREET WEST HORSLEY KT24 6HS

Freehold

A unique opportunity to purchase a consented site comprising two high-quality barns with planning permission (Guildford Ref: 24/P/01009) to link and convert into a single detached home, set discreetly at the end of a gated driveway in the heart of West Horsley Village.

Originally built as a vaulted studio with kitchenette and shower room, and a separate barn with under croft parking, double garage, games room, and wine cellar, the approved plans allow for a stylish three-bedroom residence featuring:

- Vaulted principal suite and two further bedrooms
- Two bathrooms (including en-suite)
- Open-plan kitchen/dining with wine cellar
- Living room, utility, and guest WC

Set approx. 125 feet back from The Street, the property enjoys privacy and scope for further enhancement (STPP), with rear gardens ready for landscaping.

The finished home will offer character, volume, and versatility — appealing to professionals, families, and downsizers alike.

Note: CGI and floorplans illustrate the approved conversion. The internal CGIs are of our clients previous work and do not portray an accurate representation of the completed property - they are for illustration purposes only. Quoted area excludes eaves spaces.

- Self build opportunity
- Full planning consent granted (Guildford Ref: 24/P/01009)
- Approx. 1,700 sq ft of approved internal space
- Three spacious bedrooms
- Open-plan kitchen/dining room
- Two bathrooms
- Established rear garden
- Set back from the road
- Plentiful parking to the front
- No onward chain

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Local Authority: Guildford Borough Council Tax Band

Services: All mains services available for connection, subject to survey.









SITUATION

West Horsley is a picturesque Surrey village nestled between Guildford and Leatherhead, offering a blend of rural charm and excellent connectivity. Surrounded by the Surrey Hills AONB and ancient woodland at Sheepleas, it boasts a strong sense of community and highly regarded schools, including The Raleigh School. The village offers a range of amenities, from a post office, bakery, and garden centre to a doctor's surgery and pet shop. Residents enjoy easy access to Hatchlands Park, RHS Garden Wisley, and the historic West Horsley Place, which hosts cultural events year-round. With nearby Effingham Golf Club and The Drift in East Horsley, plus family attractions like Hobbledown and Stoke Park, the area caters to both

leisure and lifestyle. Regular rail services from Horsley station and proximity to the A3 and M25 ensure seamless travel, making West Horsley ideal for families and professionals seeking countryside living with urban convenience.

The Street

Hornbeam
174 The Street

Summer
House

Swimming
Pool

Courtyard

The Barn
174 The Street

Gravel drive

Existing shared
access to 170 &
174 The Street

170





Brochure produced: 22nd September 2025

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.

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