



**Shepherd's Cottage, 253 The Street,  
West Horsley, Surrey, KT24 6HW**

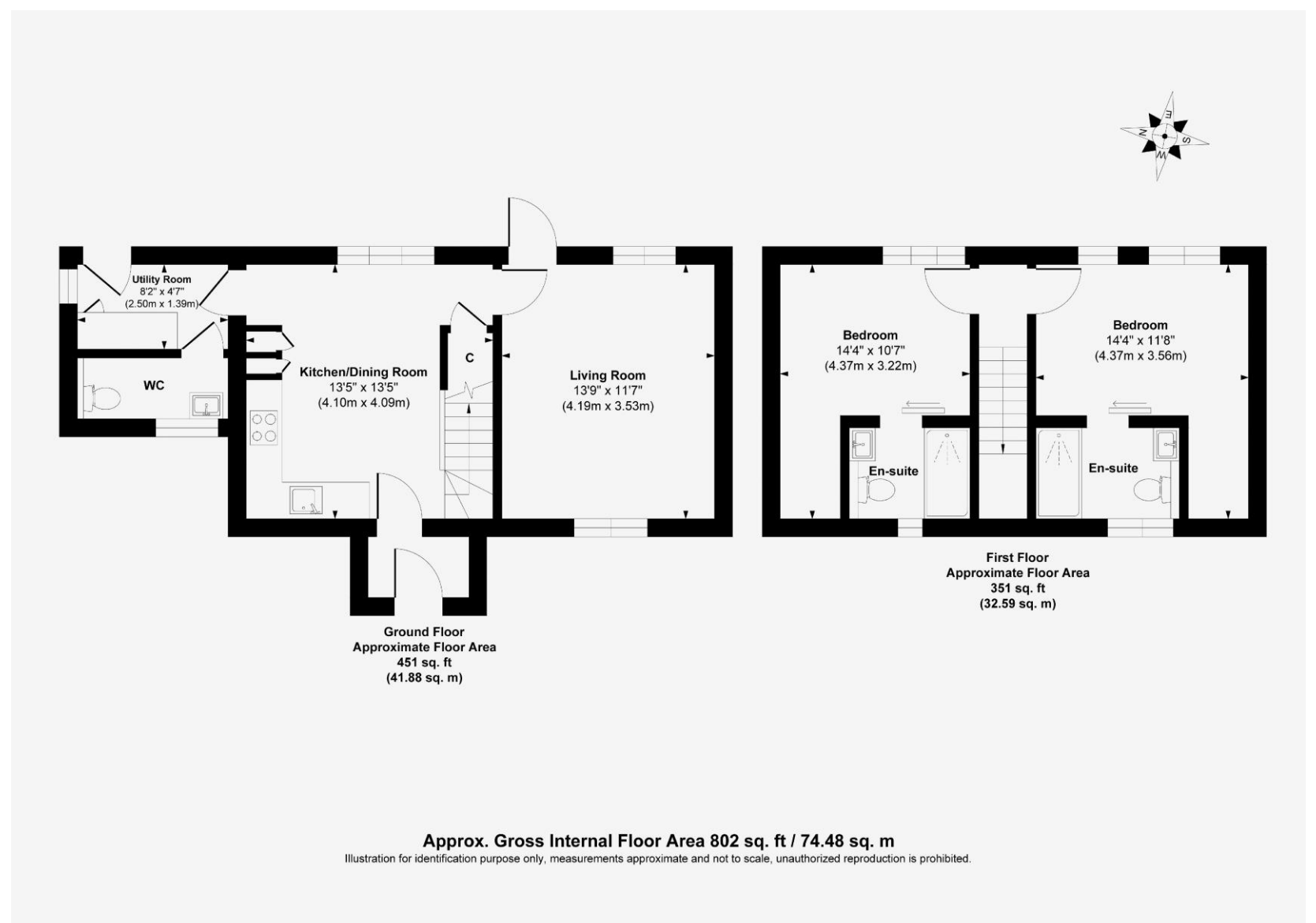
**£645,000 Freehold**

### Directions

From our offices in East Horsley take the Ockham Road North for about 1/3 of a mile and turn left into East Lane. At the end of East Lane (about 3/4 of a mile) the road bears left into The Street, just past the right hand turning to Long Reach. Bear left into The Street and the property will be found immediately on the right hand side.

### Local Authority

Guildford Borough Council: 01483 505050





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A delightful two bedroom semi-detached period cottage with large gardens and situated in a wonderful semi-rural location.



**THE PROPERTY** Shepherds Cottage forms one of a pair of cottages dating to C1900. The cottages have been lovingly restored and now provide the perfect blend of contemporary living whilst retaining the inherent character of their former years. Situated in a unique courtyard setting, Shepherds Cottage was formerly used for the arable farm workers who would graze sheep after the crops had been harvested. A stable door gives access to an entrance vestibule and into the superb kitchen, comprehensively fitted with a wide range of shaker style cabinets built in appliances and butchers block working surfaces. In addition there is space for a breakfast/dining table and from the kitchen there is access to the rear utility room and downstairs cloakroom. The lounge is a particularly lovely room with a corner wood burner set on a reclaimed and York stone plinth and enjoying views to front and rear with over the 120ft private gardens and surrounding fields all of which enjoy big skies and wonderful sunsets. On the first floor there are two excellent double bedrooms both with vaulted ceilings, exposed timbers and with en-suite shower rooms. Outside in addition to the large garden there is an expansive patio area and ample parking facilities. The cottage has a high level of insulation, sealed unit double glazing throughout and benefits from an air source heat pump with underfloor heating. Council Tax Band E.

