



11 Overbrook,

West Horsley, Surrey, KT24 6BH

£850,000 Freehold

Directions

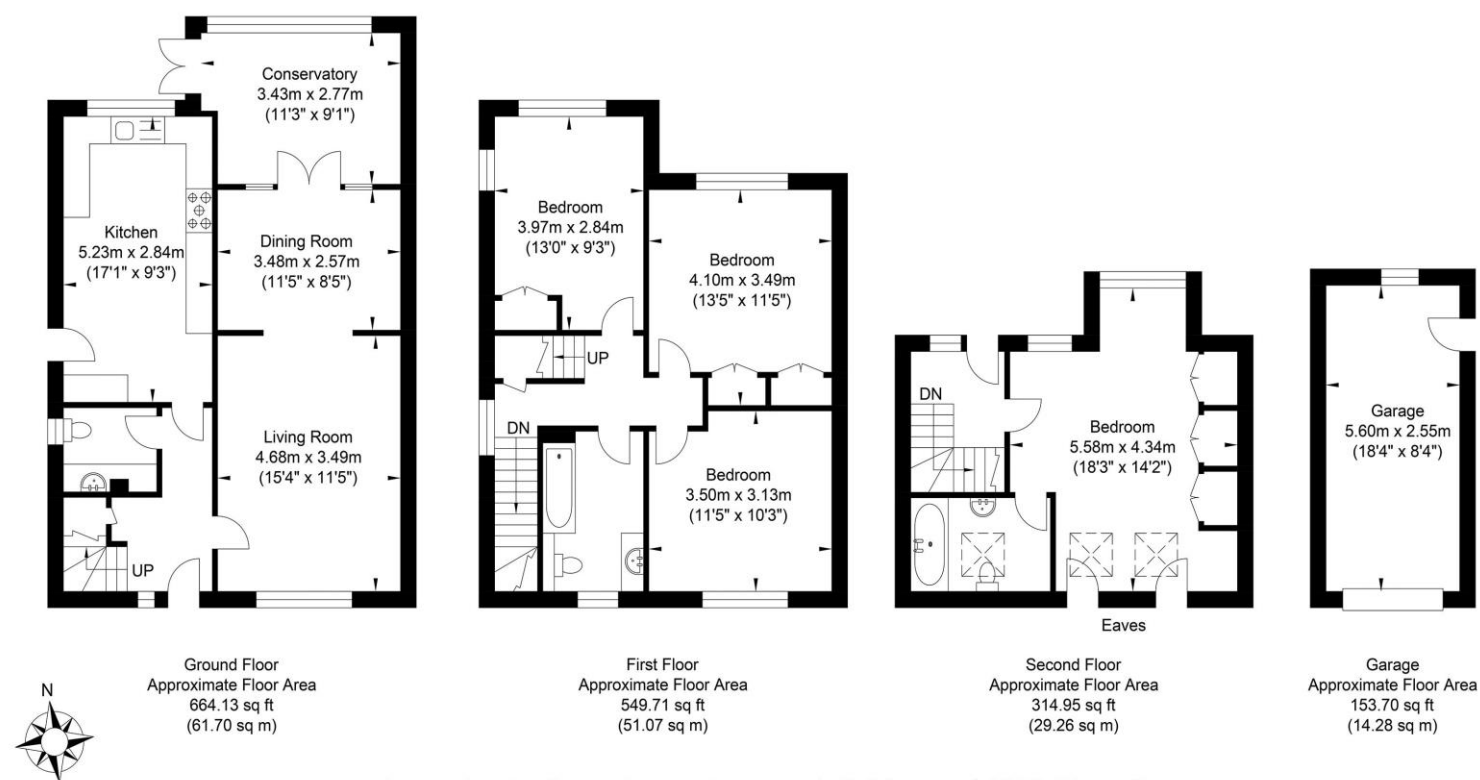
From our office take the Ockham Road North for about 1/3 mile and turn left into East Lane. At the end of East Lane continue onto The Street past The Barley Mow and William IV public houses and turn left shortly after the latter into School Lane. At the end of School Lane turn left into Overbrook and the property will be found in the far right hand corner of the roundabout.

Local Authority

Guildford Borough Council: 01483 505050



Overbrook



**11 Overbrook, West Horsley, Surrey,
KT24 6BH**

Located in a quiet cul-de-sac on the south side of West Horsley, a well-presented semi-detached extended four bedroom, two bath/shower room with gardens, garage and off-street parking.



THE PROPERTY A modern, well-presented and extended four bedroom, two bath/shower room, semi-detached house in a popular and quiet cul-de-sac on the south side of West Horsley with delightful rural views over neighbouring paddocks and woodland. The accommodation comprises of an entrance hall and a lounge that extends through a wide arch into the dining room. From here double doors lead into the orangery, another useful reception room, giving access out to the rear patio and garden through further double doors. The kitchen/breakfast room has an excellent range of cream coloured shaker style units with an integrated 5 ring gas hob with a double oven and grill below, fridge/freezer and dishwasher. There is plenty of room for a breakfast table plus a door out to the garden. The oversized cloakroom has space and plumbing for a washing machine. On the first floor there are three double bedrooms two of which have countryside views and built-in storage that are all serviced by the contemporary family bathroom with shower over the bath. Up further stairs a small landing has access into eaves storage and a door leads into the superb, dual aspect, light and bright principal bedroom. There are two velux windows at the front and a feature apex window in a dormer to the rear with stunning views over the adjoining countryside plus a good range of built-in wardrobes. The modern luxury ensuite has a shower over the bath. The rear garden is another highlight as it is larger than expected as it fans out on two sides allowing for a good sized lawn, flower and shrub beds and the fantastic rural outlook. At the front of the house there is a drive with parking for a couple of cars, an area of lawn and access into the single garage. East Horsley village centre is 2 miles by road or 1 ½ miles on foot via local footpaths. Council Tax Band E.

