



**April Cottage, Shere Road,
West Horsley, Surrey, KT24 6EF**

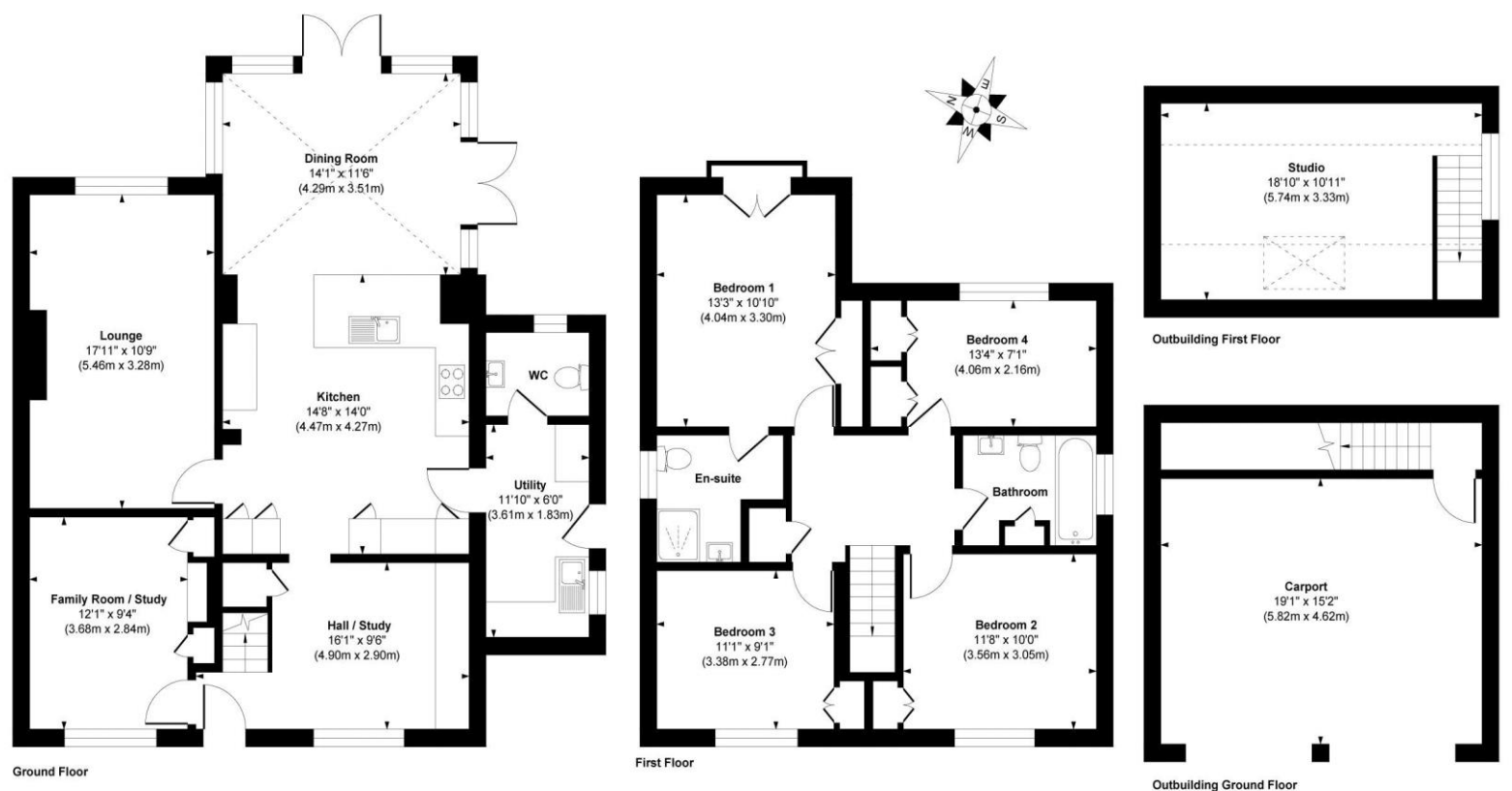
£1,250,000 Freehold

Directions

From our office in East Horsley turn left and proceed along the Ockham Road South to the junction of the A246 and turn right towards Guildford. Proceed along the A246 for a mile until you reach the small roundabout and turn left into Shere Road. April Cottage will be the first property on your left hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approx. Gross Internal Floor Area 2182 sq. ft / 202.72 sq. m (Including Outbuilding)

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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Situated in one of West Horsley's favoured locations at the foot of the Surrey Hill, a detached four bedroom family home with landscaped gardens and a detached double carport with studio over.



THE PROPERTY A four double bedroom, two bath/shower room family home located on the south side of West Horsley in the foothills of the Surrey Hills, on the edge of stunning countryside and miles of rural footpaths yet only a five minute drive to East Horsley village centre and station. The property has fantastic landscaped gardens to both the front and rear of the property plus there is scope to extend subject to the usual constraints. The oak and tiled porch leads you through the front door into the square and spacious hall that can double up as a study if required. The oak flooring flows into the family room/study with useful storage and a pleasant view over the front garden. Through an arch the kitchen has an excellent range of shaker style units and an island unit with a breakfast bar, 6 ring Britannia range cooker, Samsung American style fridge/freezer, dishwasher and open to the 'David Salisbury' conservatory housing the dining table and a sofa enjoying the panorama over the garden. The cloakroom and utility are located off the kitchen with space and plumbing for a washing machine and tumble dryer plus extra storage. The lounge has a picture window looking out to the garden with a French style woodburning stove in a fireplace as the focal point. Upstairs the spacious landing gives access into the four double bedrooms that all have built-in wardrobes. The principal bedroom has an excellent ensuite together with full height double doors out to a Juliet balcony with views over the garden and countryside beyond. The front of the property is an absolute delight with a gravel carriage driveway, well-planted rockery with pond at the centre. This gives access into the pitched roofed double carport with a staircase at the rear up to a studio space above currently used for storage but could be converted to a gym or home office with the usual consents. At the rear the landscaped garden has a number of elements including a patio, circular lawn, stunning flower and shrub beds, children's play area, concealed garden shed and a raised deck and pergola in a corner to enjoy the evening sun. In total the plot measures 0.3 acres. Council Tax Band F.

