

**£775,000 Freehold**

**Primrose Cottage, 192 The Street,  
West Horsley, Leatherhead, Surrey,**



**Directions**

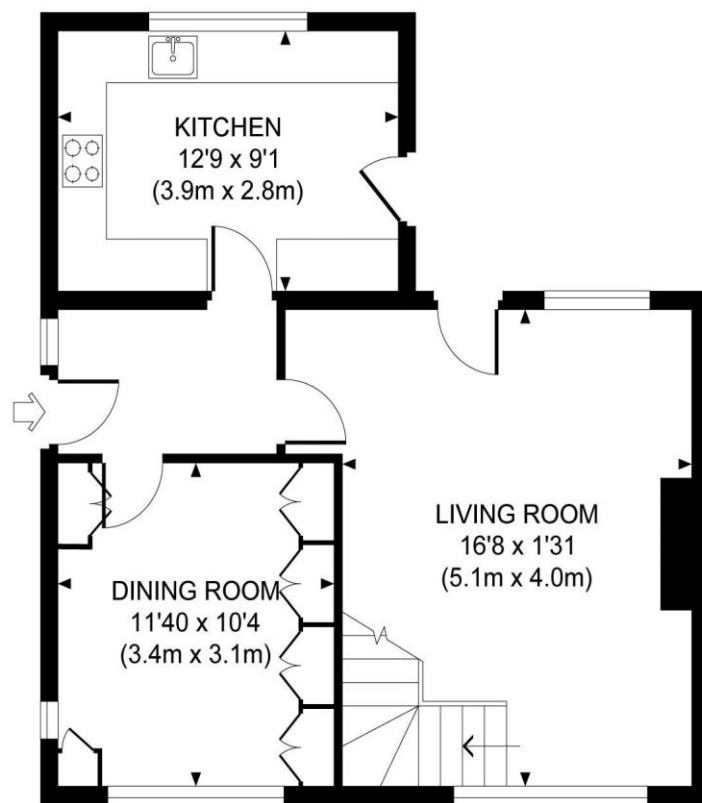
From our offices in East Horsley, take the Ockham Road North for about 1/3 mile and turn left into East Lane. At the end of East Lane at the junction with Long Reach, continue around to the left into The Street. Proceed under the railway bridge and Primrose Cottage will be found on the left after about a ¼ mile.

**Local Authority**

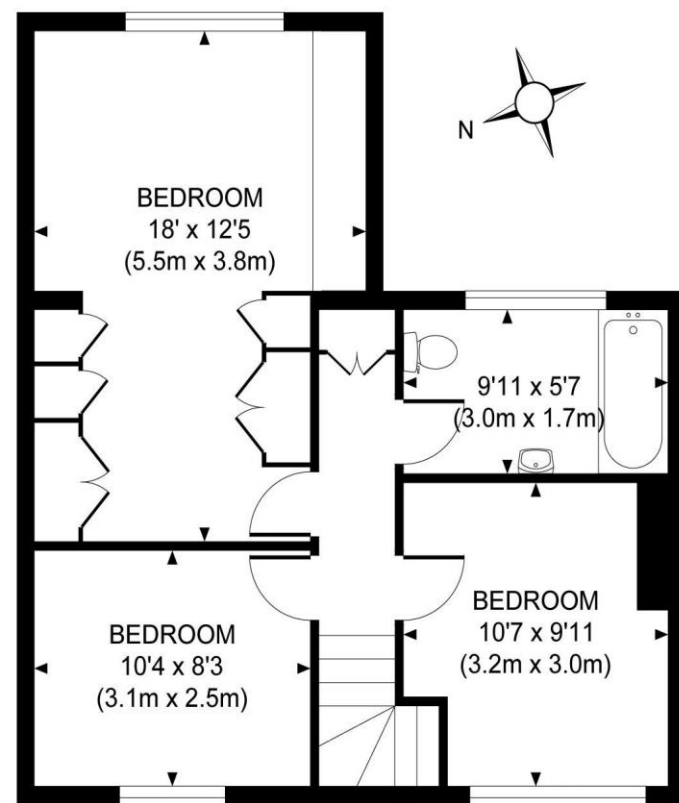
Guildford Borough Council: 01483 505050



Approximate Gross Internal Area  
1029 sq ft / 95.6 sq m



GROUND FLOOR



FIRST FLOOR

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 any decisions reliant upon them.



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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Primrose Cottage, 192 The Street, West Horsley, Leatherhead, Surrey, KT24 6HS**

A spacious and well appointed three bedroom semi-detached home in the heart of West Horsley Village.



**THE PROPERTY** A delightful, light and bright, 3 bedroom cottage located in the heart of West Horsley, a 1 mile walk, or 1 ½ mile drive from East Horsley village centre and station. The accommodation comprises of an entrance hall providing access to the dual aspect lounge with a contemporary gas fire as the focal point and stable door out to the rear patio and garden. The modern kitchen has underfloor heating and Mistral work surfaces, plus an excellent range of built in units, an integrated induction hob, dual eye level ovens, wine fridge, dishwasher and space for a fridge freezer. A second stable door leads outside. Across the hall the dining room has both a window to the side and front and is fitted with useful storage and a bookcase. From the lounge stairs lead up to the first floor landing, with storage cupboard and the large bright master bedroom, comprises of a dressing area with wardrobes either side, and further built in drawers by the bed. Bedrooms 2 and 3 are two smaller double rooms both with a feature cast iron fireplace. All the bedrooms are serviced by the contemporary bathroom with shower over the bath. At the front of the house there is parking for two cars with mature hedge screening to two sides. At the rear, beyond the patio, the well planted garden has an array of flowers and shrub beds, plus a potting and garden shed to the rear, all screened from the neighbours by mature hedging on the boundaries. The school bus for The Howard of Effingham School stops nearby and the well respected Raleigh School is about a mile away.

