



HENSHAWS

**The Laurels, 170 The Street,
West Horsley, Surrey, KT24 6HS**

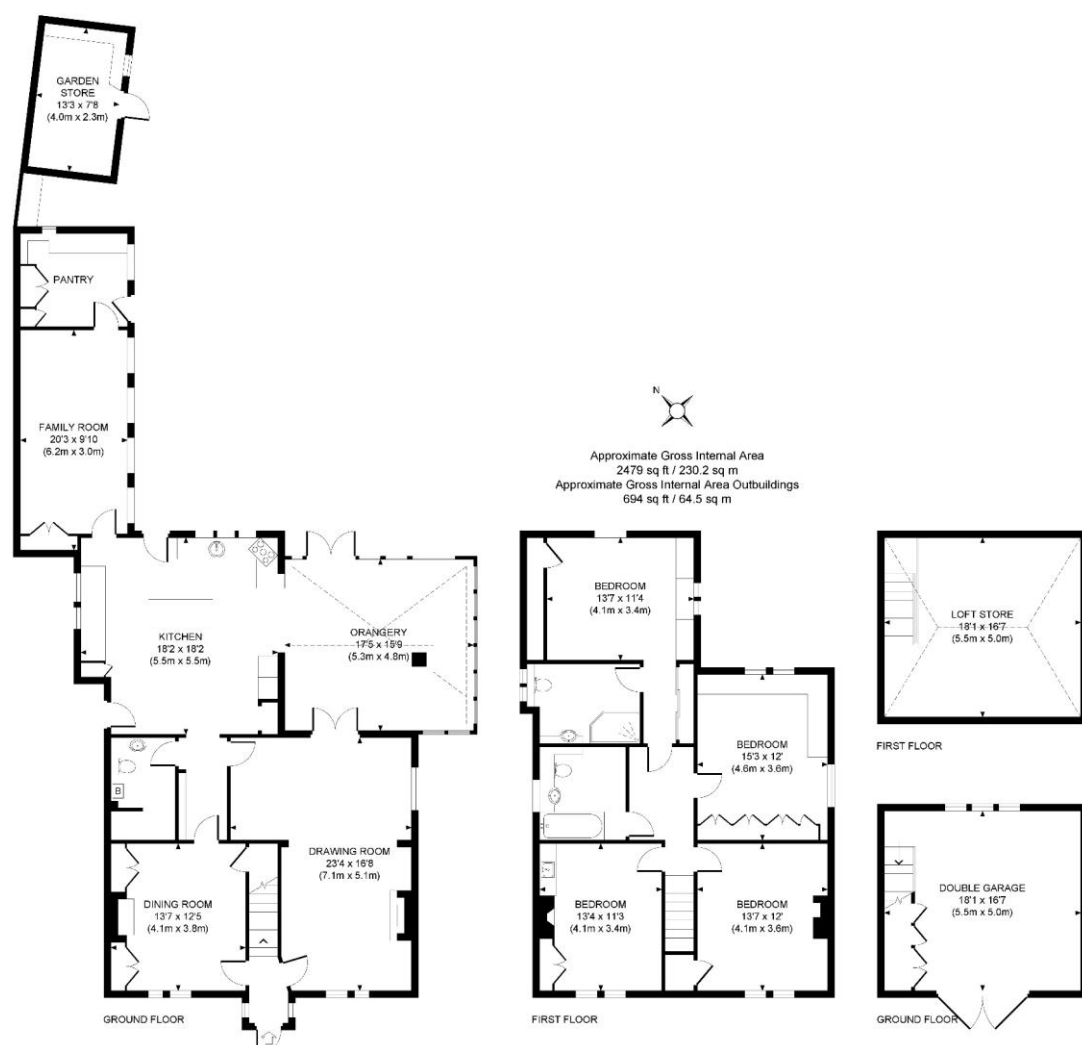
£1,595,000 Freehold

Directions

From our office in East Horsley village turn right and take the Ockham Road North for just over a 1/4 a mile. Turn left into East Lane and at the end of East Lane continue in to The Street. The Laurels will be found on the left shortly after Ricksons Lane (which is situated on the right).

Local Authority

Guildford Borough Council: 01483 505050



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**The Laurels, 170 The Street,
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In a plot measuring 0.5 of an acre in landscaped gardens with views over woodland beyond, a stunning double fronted period four bedroom. two bathroom family home with a double garage with potential to convert the substantial loft.



THE PROPERTY

Coming to the market for the first time in 45 years this sublime double fronted period house offers superb family accommodation following sympathetic extensions and refurbishment. The house is set well back from the road down a short drive then through an arched beech hedge to a symmetrical gravel drive way and landscaped garden, created in harmony with the front façade of the house. Believed to have been built in the late 19th century the accommodation includes a dual aspect drawing room with a feature fireplace housing a substantial wood burning stove and double doors through to the orangery. Here there is ample room for a dining table and seating enjoying wonderful views over the rear garden and woodland beyond. Through a wide arch is the square kitchen/breakfast room with an excellent range of Harvey Jones shaker style kitchen units, Miele fan oven, microwave/oven and warming drawer plus space for a large fridge/freezer, fitted Miele dishwasher and Miele induction hob. In addition the central wood topped island unit has a useful breakfast bar. The dining room and family room are two further character rooms, the former with solid oak flooring plus a feature fireplace and the latter with exposed beams and a vaulted ceiling. The oversized cloakroom houses a coats hanging area and doubles up as a utility room with space and plumbing for a washing machine and tumble dryer, oil fired boiler and hot water cylinder. Upstairs the character continues with an oak beamed landing and dual aspect master bedroom suite with an extensive wardrobe opposite the large ensuite shower room. Bedroom two is another excellent double bedroom with ample wardrobe space, currently set up as a study. Bedrooms three and four to the front are similar sized double rooms both with feature cast iron fireplaces. These three bedrooms are serviced by the well-appointed family bathroom with a shower over the bath, basin and w.c. The grounds of the house are an absolute delight and encompass a detached double garage with a substantial loft that could be converted into a home office stpp. To the rear is a crazy paved patio and large area of lawn interspersed with feature trees, flower and shrub beds and a separated vegetable and flower garden to the rear, all with lovely open views to woodland beyond. In total the plot measures approx. 0.5 acres. Council Tax Band H.

