



**61 Long Reach, West Horsley,  
Surrey, KT24 6LZ**

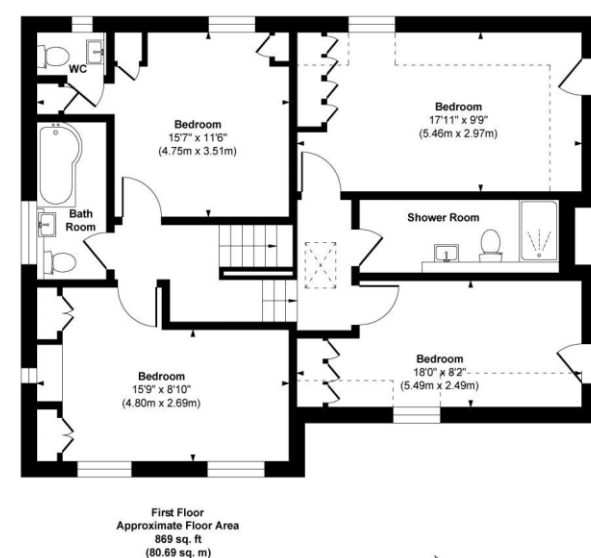
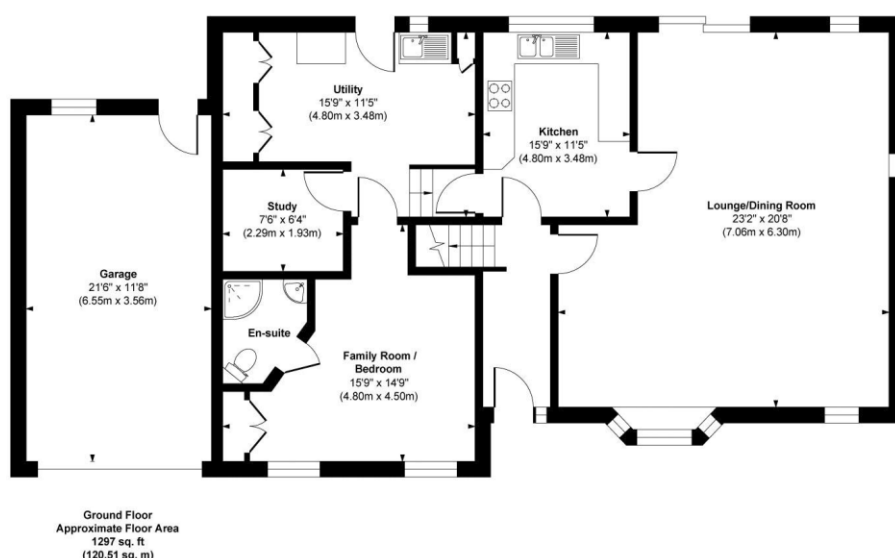
**£1,175,000 Freehold**

## Directions

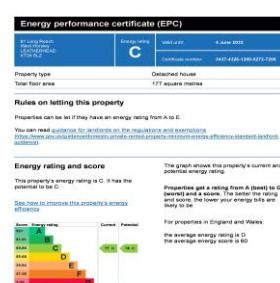
From our offices in East Horsley, turn right and carry on down the Ockham Road North taking the first turning on the left into East Lane. Carry on down East Lane and then take the turning on the right onto Long Reach. Carry on along Long Reach and 61 Long Reach will be found on the right hand side.

## Local Authority

Guildford Borough Council: 01483 505050



**Approx. Gross Internal Floor Area 2166 sq. ft / 201.20 sq. m(Including Garage)**  
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.





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KT24 6LZ**

Set in the semi-rural location of West Horsley and overlooking fields, a detached, spacious four bedroom family house on a southeasterly facing rear garden.



**THE PROPERTY**

A four/five bedroom, three bath/shower room family home located on the fringe of West Horsley with far reaching views over neighbouring countryside on a mature plot in excess of a quarter of an acre. There is an abundance of rural footpaths nearby including on a large public park opposite, with East Horsley village centre and station a mile walk away or one and a half miles by car. A few minutes’ walk from the property is a further wooded public park. The substantial L-shaped principal reception room has lovely views to the front with a sandstone fireplace as the focal point of the lounge area. At the rear the dining area has sliding doors out to the rear raised terrace and a door into the well equipped kitchen with gloss cream units, a Samsung four ring hob, AEG double oven, Hotpoint microwave, and integrated dishwasher. The ground floor is split level with steps down into the large utility room with additional storage and a door to the rear and an internal study. There is a family room to the front with the benefit of built-in storage and an ensuite shower room if a fifth bedroom is needed. Upstairs there are four double bedrooms, all with built-in storage, separate family shower room, family bathroom and one bedroom with an ensuite w.c. Two of the bedrooms have stunning rural views to the front. A large eaves storage area is accessed via the two top bedrooms. At the front of the property there is a post and rail fence, lawn, and gravel driveway with parking for a number of cars and access into the attached single garage. To the rear there is a raised terrace with railings and steps down to a large patio, a good sized area of lawn, mature trees and shrubs to the boundaries, two feature ponds, a greenhouse and a garden shed. The garden is secluded and affords considerable privacy. Council Tax Band F.

