



Cope Cottage, Silkmore Lane, West Horsley, Surrey, KT24 6JB

£1,395,000 Freehold

Directions

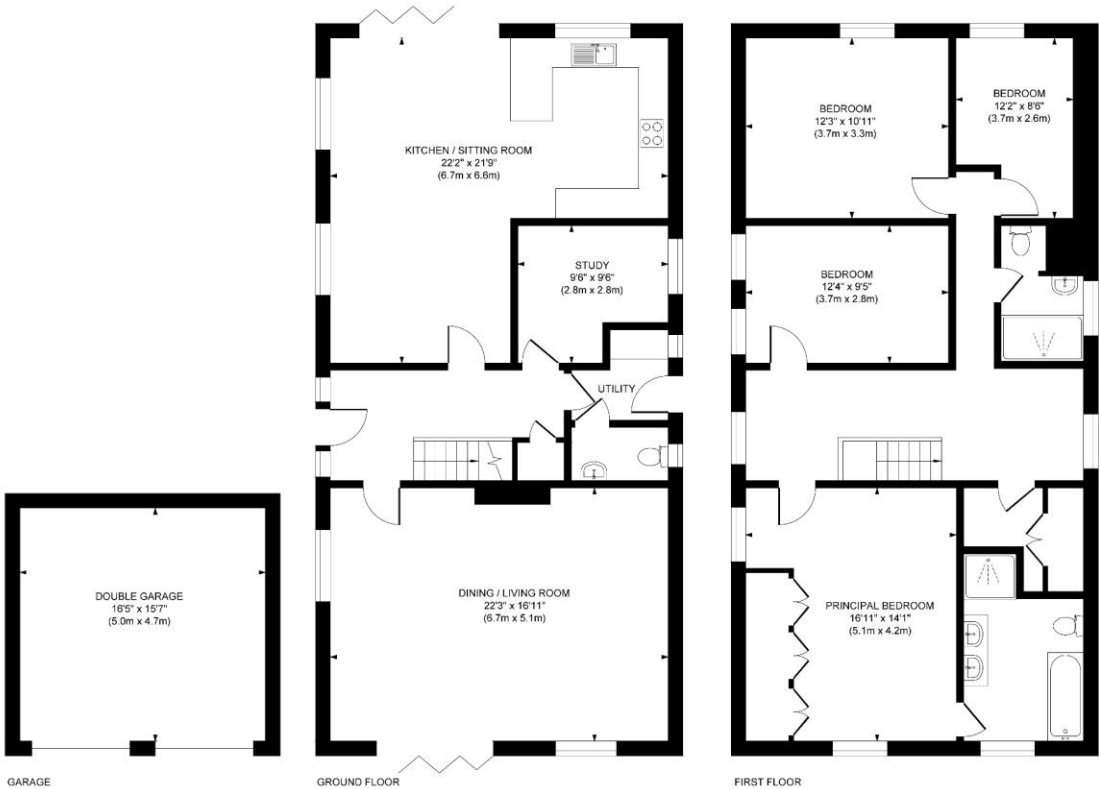
From our East Horsley Office take the Ockham Road North for about a 1/3 mile and turn left into East Lane. After about 3 / 4 of a mile continue into The Street proceeding under the railway bridge and after a further 1 / 2 of a mile turn right into Silkmore Lane. Cope Cottage will be found on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 2122 sq. ft / 197.18 sq. m
Garage 256 sq. ft / 23.75 sq. m
Total 2378 sq. ft / 220.93 sq. m



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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A detached four bedroom house on a west backing garden situated in a quiet, semi-rural sought after lane in West Horsley.



THE PROPERTY An immaculate four bedroom, two bath/shower room family home set behind solid timber gates offers style, comfort and seclusion throughout the ¼ acre plot. The house is situated side on with the front door looking out onto the L-shaped lawn that wraps around the house. To the left hand side is a superb contemporary outdoor entertainment area comprising of a large terrace with a covered gazebo and a separate raised deck with inlaid lighting. Facing due west this is perfectly positioned to enjoy the afternoon and evening sun. Decorative flower and shrub borders surround the patio and high hedging creates a secluded oasis, perfect for relaxing or entertaining late into the evening. Through the front door the spacious hall with decorative paneling gives you a taste of the style and elegance that continues throughout this warm and welcoming home. To the right the elegant double aspect square lounge features a striking character fireplace for an open fire, floor to ceiling picture window looking over the garden and triple opening bi-fold doors out to a secondary patio. To the left the kitchen/dining/family room is bathed in light from numerous windows and wide bi-fold doors to the outdoor entertainment area creating a seamless transition between the home and garden. The well-equipped shaker style kitchen with pale granite worksurfaces has all the fitted appliances you would expect and a peninsular breakfast bar for casual dining blends practicality with timeless design. At the rear a useful study/snug, cloakroom and utility with access outside, completes the ground floor. At the top of the straight staircase the spacious galleried landing has room for furnishings and leads to the generous principal bedroom suite with numerous wardrobes and a luxury ensuite bathroom, dual basins and a separate shower. The further three double bedrooms are served by the designer family shower room with a Crittall style, walk-in wet room shower. A gravel driveway has parking for a number of cars with access into the detached pitched roofed double garage that included loft storage. Silkmore Lane is one of West Horsley's most sought after cul-de-sacs with country footpaths on the doorstep leading onto the Hatchlands Estate. East Horsley village centre is only a five minute drive or just under 1.5 miles on foot, via the railway path. Council Tax Band G.

