



Pincott Cottage, Pincotts Lane, West Horsley, Surrey, KT24 6JH

£1,395,000 Freehold

Directions

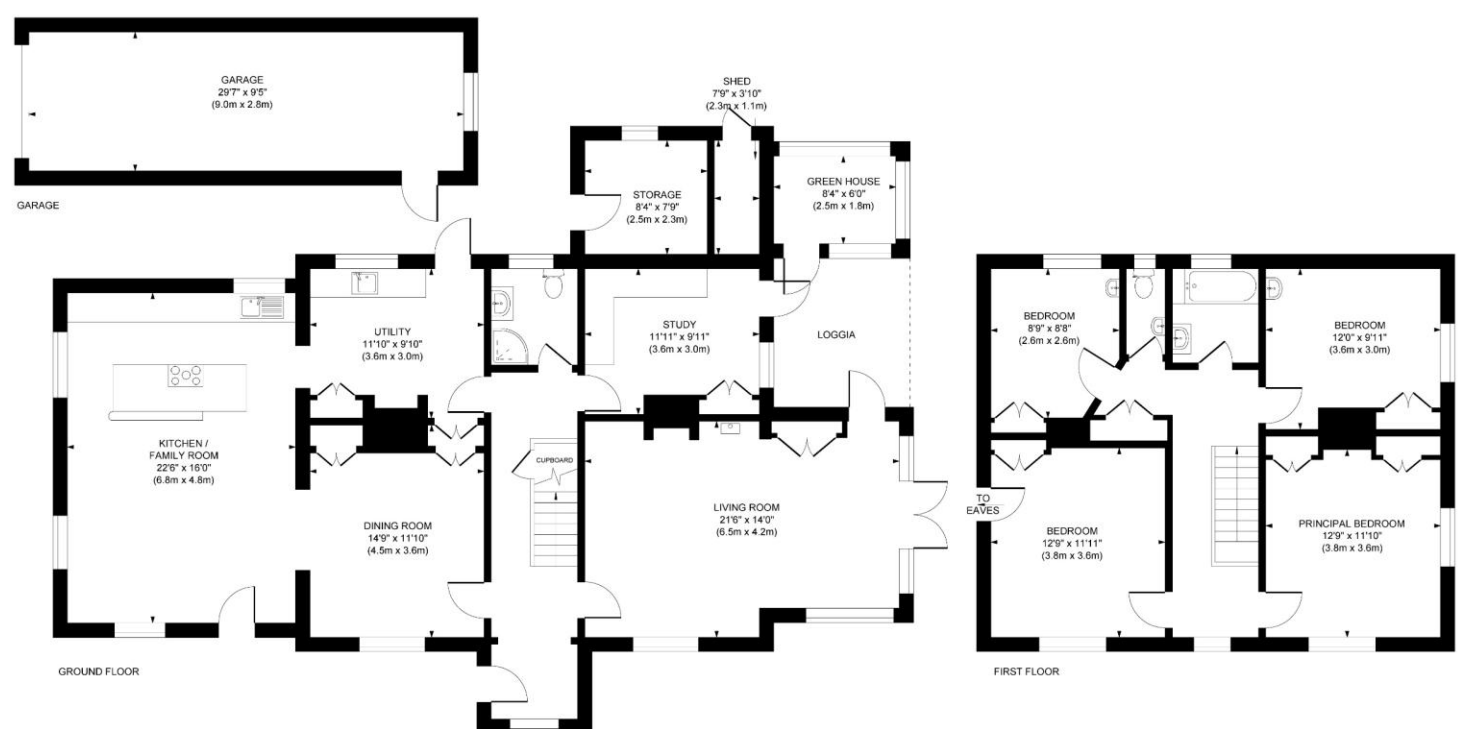
From our East Horsley Office take the Ockham Road North for about a 1/3 mile and turn left into East Lane. After about 3 / 4 of a mile continue into The Street proceeding under the railway bridge and after a further 1 / 2 of a mile turn right into Pincotts Lane. Carry on down and Pincott Cottage will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

Local Authority

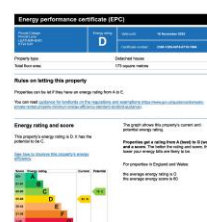
Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 2059 sq. ft / 191.34 sq. m
Garage 279 sq. ft / 25.94 sq. m
Storage 64 sq. ft / 6.00 sq. m
Shed 23 sq. ft / 2.19 sq. m
Greenhouse 49 sq. ft / 4.60 sq. m
Total 2474 sq. ft / 230.07 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.



**Pincott Cottage, Pincotts Lane,
West Horsley, Surrey, KT24 6JH.**

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



THE PROPERTY This charming character cottage, dating back to c.1900, sits on a secluded 0.37-acre plot along a quiet country lane, enjoying rural views over neighbouring farmland and the National Trust owned Hatchlands Estate. High ceilings, spacious rooms and superb natural light are present throughout, creating an inviting and elegant home. A welcoming hallway with decorative arch and high quality herringbone wood flooring sets the tone on arrival. To the right, the triple aspect lounge features a woodburning stove as its focal point, complemented by oversized windows, double glazed doors to the garden and a further door opening to the covered loggia. To the left, a square dining room flows through to the stunning triple aspect kitchen/family room. This contemporary Rotpunkt German designed kitchen includes a Neff oven, combination oven/microwave/grill and warming drawer plus Siemens fridge and freezer, while the substantial island offers a 5-ring Neff induction hob, wine rack and raised oak breakfast bar. Adjoining the kitchen is a spacious utility room with further storage, a coat and boot area and an external door to the side. A stylish cloakroom with a modern corner walk-in shower sits nearby. A well designed study provides an ideal work-from-home environment with bespoke oak desk, shelving and storage, as well as direct access to the covered loggia. A straight staircase leads to a generous first floor landing that serves four double bedrooms, three enjoying lovely rural views. All bedrooms feature built-in wardrobes. A contemporary family bathroom and separate modern w.c. complete the accommodation. There is an existing planning consent 08/P/01548 that includes building over the kitchen/family room, that we believe is valid in perpetuity. Outside, the tarmac driveway provides parking for several vehicles, an EV charging point, and leads to a detached pitched roof tandem garage. The wrap around garden is both secluded and sunny and mainly laid to lawn with mature beech hedging, shrub and flower beds and a selection of specimen trees. With an open south and west aspect, the garden enjoys all day sunlight and magnificent sunsets. Despite its wonderfully peaceful setting, the property is ideally placed for amenities with East Horsley village centre and station just 2 miles by car or a 1.4 mile walk along the railway. Country walks across Hatchlands and the Surrey Hills are on the doorstep, and the well-regarded King William IV pub is just a short stroll away. Council Tax Band G.

