



**Shortlands, Ockham Road North,
West Horsley, Surrey, KT24 6PE**

£950,000 Freehold

Directions

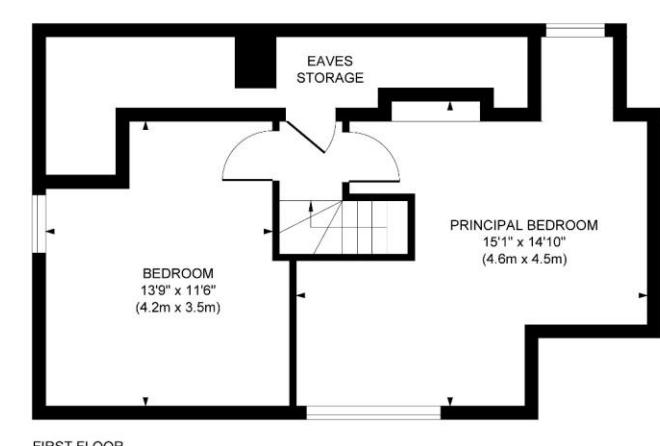
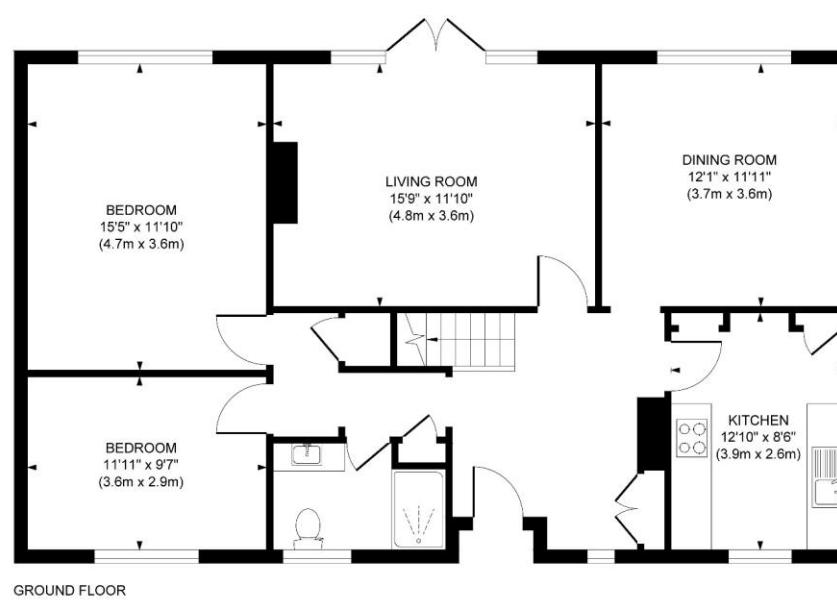
From our office in East Horsley turn right turn and carry on under the bridge along the Ockham Road North. Proceed along the Ockham Road North for 1 / 4 of a mile and Shortlands will be found on the left hand side.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
1349 sq. ft / 125.29 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.



East Horsley Office
2 Station Approach, East Horsley,
Surrey, KT24 6QX
Tel: 01483 285757
Email: horsleyoffice@henshaws.net

Ref:EH2563

www.henshaws.net

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 enquiries 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.

**Shortlands, Ockham Road North,
West Horsley, Surrey, KT24 6PE**

With planning permission to extend a four bedroom chalet style home on a 0.3 acre south-west facing plot just 3/4 of a mile from East Horsley village shops and station.



THE PROPERTY A well-proportioned 4 bedroom chalet style home offering excellent scope to extend and enhance, set on a generous south-west backing plot of approximately 0.3 acres, located within 3/4 of a mile of East Horsley village shops and mainline station. Planning permission has been granted to significantly extend the property to create a substantial 5 bedroom, 4 reception room family home (Guildford Planning Ref: 23/P/00804). The approved scheme provides a clear precedent for enhancement, with flexibility to implement all or part of the plans should a more modest extension be preferred. Plans are available on request. The current owners have already carried out a number of improvements, including the installation of replacement windows, double doors from the sitting room to the rear garden, widening of the road access, enlargement and resurfacing of the driveway, post-and-rail fencing, and the creation of a full-width rear patio ideal for outdoor entertaining. The accommodation is arranged around a spacious and welcoming entrance hall with a useful coats and boots cupboard. The sitting room features an inset cassette style wood burning stove and double doors opening onto the patio and garden beyond. Adjacent is a formal dining room with stripped oak flooring and a large rear-facing window. The kitchen, while perfectly functional, would benefit from updating and offers excellent potential to be opened into the dining room to create a large open plan kitchen/dining/family space, if desired. Also on the ground floor are two generous double bedrooms, served by a modern, re-fitted family shower room. To the first floor are two further well-proportioned bedrooms, along with access to useful eaves storage. Externally, the property is set well back from the road and approached via a large gravel driveway providing parking for multiple vehicles, with wide side access on both sides leading to the rear garden. The rear garden is a particular feature, laid mainly to lawn with mature boundary hedging, post-and-rail fencing to the rear, and enjoying a desirable south-westerly aspect. Council Tax Band G.

