



Pit Cottage Shere Road, West Horsley. KT24 6EH

£7,000 pcm

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Pit Cottage, Shere Road

West Horsley. KT24 6EH

Nestled at the foot of the Surrey Hills Area of Outstanding Natural Beauty, Pit Cottage is a wonderful modernised and extended home with some parts dating back as far as the 15th Century. The owners have meticulously blended old with new and skilfully integrated modern technology whilst keeping a traditional style to the home.

Just inside the pretty front door the bright hallway reveals the original flint exterior wall and a modern locally-sourced oak and glass staircase and full height south-westerly facing window, an exciting first impression.

The house is well balanced with reception space either side of the hallway. The left hand side of downstairs is a spacious kitchen/breakfast room that has a good range of bespoke painted oak units and with integrated appliances, underfloor heating under a flagstone flooring that leads up a step to an impressive dining space. A snug TV room with log burner, home office which could double as a fifth bedroom, downstairs shower room, pantry and utility room complete this side of the house with access at multiple points to the beautiful outside.

To the right hand side of the hallway, there is a second office and a beautiful reception room fully equipped with projector and a huge almost full-length window with arguably the best view of the garden

Light has been a focus whilst designing the spaces and you will find large windows dotted throughout the home framing the pretty South Westerly garden.



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Upstairs are three good-sized double bedrooms and one smaller bedroom, with built in storage and each with direct access to an en-suite bathroom. The primary bedroom has added luxuries like full width wardrobes and a TV in the bath.

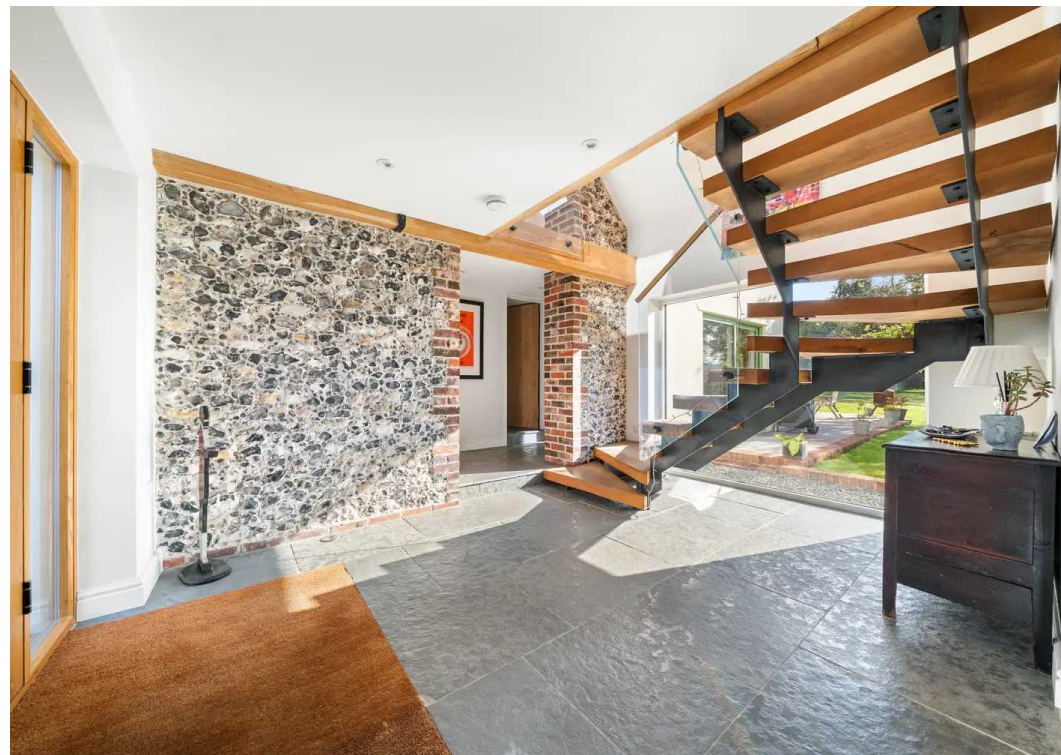
Outside the main rear garden faces towards the South West and there are a number of spaces to entertain and chase the sun during the day. To the side of the house there is a secondary courtyard style garden that benefits from the morning sun, perfect for that first alfresco cup of coffee.

To the front of the house is a grey gravel parking area which teamed with the secondary parking spaces next to the garage at the bottom of the garden means you'll never run out of spaces for vehicles.

This home really is a must see to fully appreciate the care and quality that has gone into making this one of the best available locally.

EPC Rating: C

Council Tax Band: G









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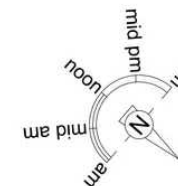
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Approximate Gross Internal Area (Excluding Eaves & Void) = 259.4 sq m / 2792 sq ft

Garage = 35.3 sq m / 380 sq ft

Total = 294.7 sq m / 3172 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Grosvenor Surrey & by IDENTIKA LTD

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