



School Cottage, 68 The Street
West Horsley, Surrey KT24 6BD

W & S

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A beautifully presented Victorian 2 Bedroom Semi-detached home with beautiful garden situated in a tranquil location in the heart of West Horsley Village.

2 Bedrooms : Lounge with open fireplace : Open Plan Kitchen/Dining Room : Study : Upstairs Bathroom: Off-Street Parking





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West Horsley, Surrey

Built in 1871, for the headmistress of the former village school, this is a delightful character cottage, with original brick and part-tile hung elevations, offering a plethora of period features. It will appeal to buyers who appreciate older style properties and the wonderful characteristics which accompany them. Whilst the cottage has been sympathetically modernised throughout, nothing detracts from the sense of history derived from the original wood beams and the exposed brick working fireplace in the main reception room. The current owners currently use the stable door at the rear for more practical access as this leads into a very versatile, additional reception room currently arranged as a study. The fully fitted kitchen with built in gas hob, electric oven and fridge freezer, has the benefit of an open plan dining area which is suitable for entertaining and which is conveniently placed centrally between the two reception rooms. The main sitting room on the front, is a very pleasant room with the feature fireplace as an alluring focal point. One's eye is also drawn to the original wood ceiling beams belying the age and character, whilst the double aspect windows allow for a good deal of light. Upstairs continues in the same theme with two bedrooms leading off the landing, in addition to the family bathroom.

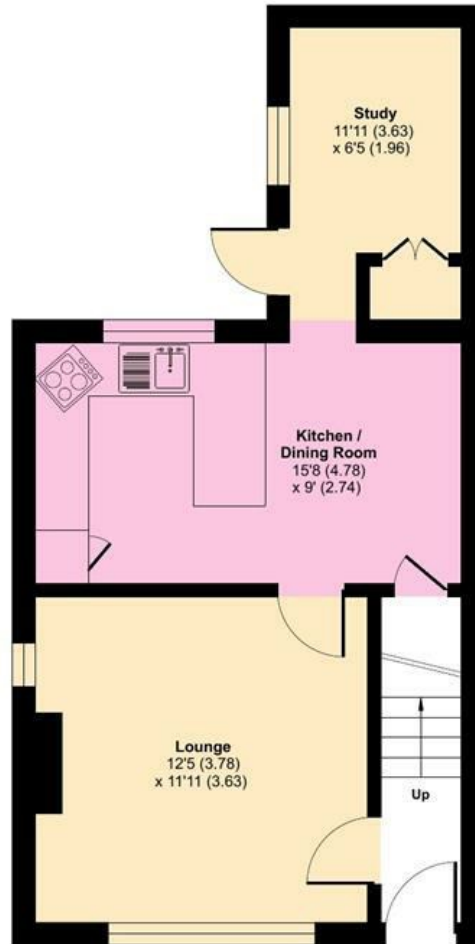
The main bedroom cleverly offers a built in sink and separate shower unit, in addition to a fitted wardrobe and low level cabinet storage alongside the second bedroom which is a generous sized single. Outside: The garden is accessed through double gates, the garden wraps around the house in an L-shape with an area of loose shingle providing an option for off street parking. The lawned front garden is extremely pretty with roses climbing the front elevation and jasmine to the side. Two sheds provide useful storage and at the rear there is an area against the fenced rear boundary, currently with chairs and table which works well for outside entertaining.

The property is situated in the charming village of West Horsley which has a traditional feel with two pubs and a local shop being very close at hand. It is surrounded by unspoilt countryside with a network of footpaths and bridleways which will take you up to the nearby Sheeples area of the Surrey Hills - a designated area of outstanding natural beauty - and onwards into the North Downs. The larger village of East Horsley is approximately 2 miles away with its range of everyday shops and amenities together with the station which provides a regular commuter service into London Waterloo in approximately 45 minutes. The A3 is within easy reach and provides quick access to the M25 and on to both Heathrow and Gatwick airports. There are a number of good schools locally in both the private and state sectors, including Cranmore school, which is a short walk away. The county town of Guildford is approximately 8 miles away providing extensive shopping, leisure and entertainment facilities. This is rare opportunity to purchase a captivating Victorian cottage in an idyllic village setting. Tenure: Freehold. Guildford Borough Council Band D.



Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Wills and Smerdon. REF: 1007082



DIRECTIONS

From our offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the first left into East Lane after Glenesk School. Continue along, passing under the bridge into The Street and after passing the King William IV Pub and Village Hall on your right 'School Cottage' will be found on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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