

# Wills & Smerdon



## 3, The Courtyard Waterloo Farm West Horsley, Surrey KT24 6PE

**Guide Price £1,475,000 Freehold**

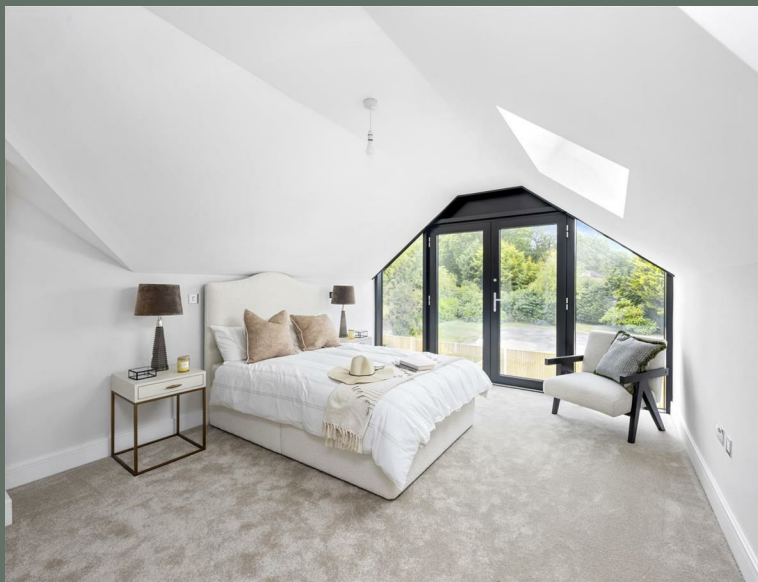
### PROPERTY FEATURES

- Contemporary barn-style home
- 2 reception rooms
- Master Bedroom with En-suite and Dressing area
- South west facing garden
- A brand new development set within a private courtyard with 4 houses
- 3 Bedrooms
- Utility Room
- Adjoining single garage
- Underfloor Heating
- NHBC 10 years Buildmark Warranty

6 Station Parade, East Horsley, Surrey, KT24 6QN

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## PROPERTY DESCRIPTION

Once across the threshold one is welcomed by the large open-plan living/dining room area with a wood burning stove and bi-fold doors, as well as French doors that lead out onto the south west facing terrace and private garden. Off to the right, the hallway hosts the downstairs cloakroom, utility room and coats cupboard and conveniently positioned bedroom 3 with its own shower room.

The large open plan contemporary fitted kitchen/family room with boasts stone work surfaces, fully integrated Siemens appliances, and a separate island, with a further set of bi-fold doors to the patio.

On the first floor is the spacious principal bedroom with Juliette balcony set within a stunning apex window providing a real sense of grandeur, a dressing area with fitted wardrobes, and an en-suite with dual sinks, a separate bath, and a shower. Bedroom 2 also features a Juliette balcony with fitted wardrobes and its own en-suite with shower.

Outside, the adjoining garage has an EV charging point and parking.

The variety of layouts and differing scales of The Courtyard will appeal to various lifestyle needs. Externally, the barn-inspired homes present in classic combinations of red brick and the rich tones of shiplap/weatherboarding, with the use of full-height and split-level windows providing a contemporary edge.

Tenure: Freehold. Guildford Borough Council Band TBC




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Situated on the outskirts of both West and East Horsley villages. The A3 and M25 are close by, giving a link into central London and to both Gatwick and Heathrow airports. There is a wide range of schooling locally both in the private and state sector, whilst the towns of Guildford and Woking are nearby with excellent recreational facilities, shopping and restaurants. East Horsley's train station is located just one mile away and provides a direct 45-minute journey time into London's Waterloo station. //froth.tins.stays

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(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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 **SCAN ME**

**Important note to applicants:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

