

# Wills & Smerdon

Sales • Lettings • Management



Woodleigh, Ockham Road North  
East Horsley, Surrey KT24 6NU







A substantial 1930's detached family home in spectacular grounds of approx. 1 Acre located centrally to the Village just a 1/3rd mile stroll to the Station (Waterloo 45 mins) and shops.

4 Double Bedrooms - 3 Bathrooms - (2 Suites) - 3 Separate Reception Rooms - Large Reception Hall - Kitchen/Breakfast Room - Detached Double Garage - 2 Further Outbuildings - 450' Rear Gardens - No Onward Chain







## Woodleigh, Ockham Road North East Horsley, Surrey

We are delighted to offer for sale for the first time in 45 years, this substantial character family home, affording the next owner the perfect blank canvas on which to make their own mark.

Set beyond a gated driveway entrance, the property is one of just a few in the village centre which enjoys a plot of approx. 1 Acre.

Once over the threshold, the immediate impact of light is apparent, amplified by the higher than usual ceiling heights and large double glazed windows. The impressive reception hall with guest cloakroom gives access to the two formal reception rooms, which include the triple aspect lounge with focal point fireplace and French doors to the rear garden, with the dining room also featuring the original fireplace and a wide bay window. The kitchen/breakfast room is fitted with Oak fronted units beyond which is a utility room linking through to a large study or playroom.

From the reception hall, an easy rising staircase leads via a mezzanine landing to the first floor with a galleried return which brings extra light into the reception space. From here there are 4 excellent sized bedrooms, all with built-in wardrobe/cupboards along with 3 bathrooms (two suites) and a separate wc.

The frontage provides excellent visitor parking beyond the gated entrance with its own turning circle and parking bays which in turn lead to the detached double garage block.

A gated side access leads to the rear gardens which are spectacular. Extending to some 450' in length, the sweeping lawns lead from the terrace, beside which is a substantial outbuilding, perfect for either a home office or gym, with a pathway which meanders to one side of the garden. Clever planting draws the eye passed specimen trees as the lawns continue beyond another large hidden storage outbuilding, before the grounds become more of a sylvan setting with a gated light woodland garden creating the perfect playground for children's adventures. Beyond this is direct access to Drift Woods, 66 Acres of nature reserve woodland, perfect for dog walking and for the golfer, a wonderful way to walk to The Drift Golf Club!

With over 90' frontage at the building line, there is such elbow room to either side, that for anyone wishing to enlarge, the scope is almost unlimited, and in our opinion there will never be pause for thought of over extending for the plot and position of this significant village centre home.

Viewing highly recommended.

Tenure: Freehold. All main services. Guildford Borough Council Tax Band: G







Approximate Area = 2381 sq ft / 221.2 sq m

Double Garage = 308 sq ft / 28.6 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 2807 sq ft / 260.7 sq m

For identification only - Not to scale







## DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North and continue for approx. 600 yards, where the gated driveway to Woodleigh will be found on the right, shortly before the turning into The Drift.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

