



Stoneycroft, Off Ockham Road South
East Horsley, Surrey KT24 6QE

W & S

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A superbly designed 3 bedroom detached bungalow built only 23 years ago in a tranquil setting at the very heart of the village with character signatures which reflect the history of East Horsley.





Stoneycroft, Off Ockham Road South East Horsley, Surrey

Spacious Hall - Fully Vaulted Lounge/Dining Room with Cathedral windows - Oak Kitchen with Granite Worktops - 3 Excellent Bedrooms - 2 Bath/Shower Rooms - Guest WC - Utility Room - Double Garage Off Street Parking - Superbly Landscaped Gardens

Perfectly positioned for the discerning downsizer, this home is situated in a tranquil location just 200 yards from the Village centre having been bespoke designed to be truly one of the village's hidden gems. Tucked away in a private lane which serves just 3 substantial homes, this particular home was built with great flair to be anything but ordinary. Externally, the aesthetics of knapped flint elevations and an eyebrow window are a delightful reflection to the history of the village, but one really has to cross the threshold to enjoy the signatures of design.

The eyebrow window brings cascades of light into the semi-vaulted reception hall and from here this leads you to the fully vaulted Lounge/Dining Room...

With Cathedral windows at both ends, a focal point fireplace in the sitting area and direct access to the landscaped gardens at both ends of the room makes this space an absolute joy to behold. Next comes the kitchen/breakfast room which also enjoys direct access to the rear garden is fully equipped with Oak units and Granite worktops. The 3 well proportioned bedrooms are complemented by 2 bath/shower rooms (one en-suite) along with a Guest WC. The internal spaces are completed with a utility room and double garage with twin remotely controlled doors.

Outside there is a block paved driveway for visitor parking with clever landscaping which provides excellent privacy so that the front gardens can be used for relaxing, just as much as the rear; so whether it be dappled shade or full sun that is desired, there is always a choice.

In all, this property delivers the perfect blend of a top quality home in a location to match and for anyone wishing to downsize this is an absolute must to view.

Tenure: Freehold. Guildford Borough Council Band G



APPROX. GROSS INTERNAL FLOOR AREA 1652 SQ FT 153.4 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DIRECTIONS

From our Offices, proceed along the Ockham Road South passing the Old Rectory and on reaching Old Rectory Lane on your right, take the turning on the left signposted Stoneycroft & Greenbanks, whereupon Stoneycorft will be found at the top of the rise, second on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		66	
(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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