

Wills & Smerdon

Sales • Lettings • Management



Honeysuckle Cottage, Cranmore Lane
West Horsley, Surrey KT24 6BU





A delightful newly renovated 4 double bedroom attached character cottage delivering 2950 sq ft of accommodation, located in West Horsley Village and set in beautiful grounds with easy access for walks over open countryside, and benefitting from fabulous family accommodation including a stunning open plan Dining Room/Living Room to the Kitchen.





Honeysuckle Cottage, Cranmore

West Horsley, Surrey

Once across the threshold the spacious reception vestibule leads into a stylish lounge complete with inglenook fireplace and log burner, which in turn connects the hub of the home, a truly fabulous Family Area with glass atrium roof and full height doors giving fantastic views over the garden, with doors giving access to the patio area and seamlessly flowing through to the Kitchen and laundry/utility room. From the Reception Hall there is a door to a front aspect study, with the ground floor accommodation completed by a guest WC in the Hall.

To the first floor, beyond the galleried landing there are a total of 4 double bedrooms, all having lovely views over the garden & surrounding countryside, along with a sumptuous family bathroom and en-suite shower to the main bedroom.

Outside, the separate annex is ideal for any number of purposes including a home-based office/studio, having 2 very useful rooms. The Annex overlooks the driveway and has a garage to the front.

For most families, the outside spaces are just as important as the interior and this particular home offers a unique signature in this department. Extending to 110ft in total, the rear garden is predominantly laid to lawn offering a generous flat grassy area perfect for outdoor games and an ample patio, a favourite spot for family barbeques. The frontage of the property has ample parking and boasts beautiful vistas over the grounds of West Horsley Place with its wealth of history literally on your doorstep, it's hard to believe Trafalgar Square is just 28 miles distant!

Cranmore Lane is an ever-popular location within an easy walk of the King William IV pub and at the end of the lane, there is access to miles of countryside, perfect for walking. Horsley Station is some 2 miles distant (Waterloo 45 mins) & the beautiful open countryside of The Sheepleas & the Surrey Hills is just a mile away. The area abounds with a fine selection of both educational & recreational facilities with access to the A3 & M25 Orbital motorway being 3 & 5 miles distant respectively.

For anyone seeking a beautiful character family home in a location which we are sure will make you smile every time you return home, this is one definitely not to miss.

Tenure: Freehold. Guildford Borough Council. Band: F.

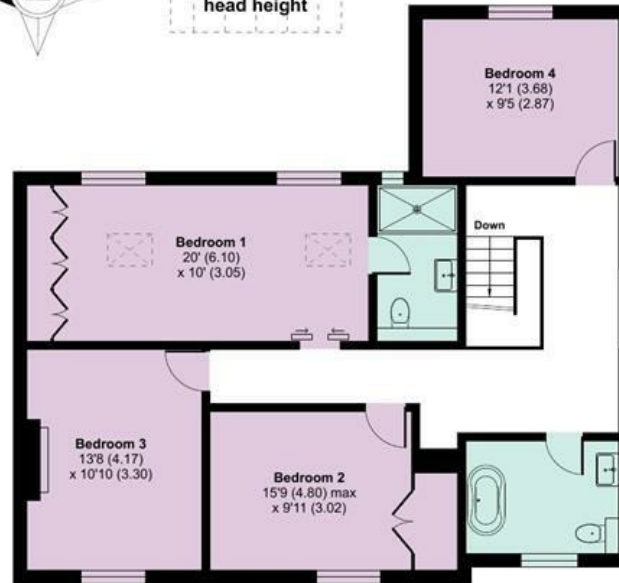




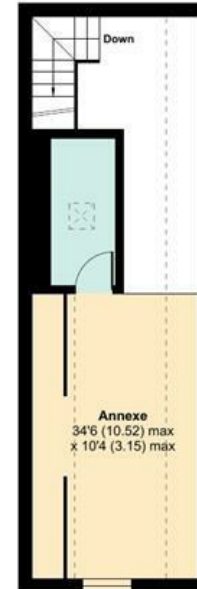
Denotes restricted head height

Approximate Area = 2240 sq ft / 208 sq m
Limited Use Area(s) = 117 sq ft / 10.8 sq m
Annexe = 408 sq ft / 37.9 sq m
Garage = 186 sq ft / 17.2 sq m
Total = 2951 sq ft / 273.9 sq m

For identification only - Not to scale



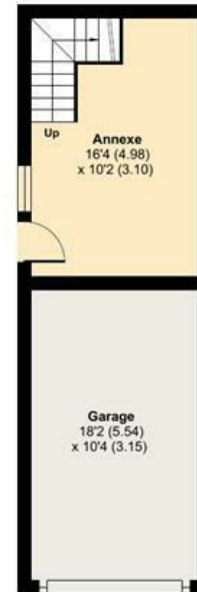
FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE / GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Wills and Smerdon. REF: 1106832



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 PH and Village Hall on your right, take the 2nd left into Cranmore Lane where Honeysuckle Cottage will be found a short way along on the left.///under.firm.pure

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

