

Wills & Smerdon

Sales • Lettings • Management



Nirvana, Orchard Close
East Horsley, Surrey KT24 5EZ





A detached bungalow in a tranquil Private Road setting with South facing grounds of 0.263 Acre and fabulous potential for the next owner to make their own mark.
Reception Hall - Lounge - Conservatory - Kitchen/Breakfast Room - 2 Bedrooms - 2 Bath/Shower Rooms (one En-Suite) - Large Double Garage & Workshop - Substantial Further Outbuildings - South Facing Gardens - Approx 0.5 Mile Walk to Station





Nirvana, Orchard Close

East Horsley, Surrey

We are delighted to bring to market for sale this 1930's built detached bungalow, nestled in a wonderfully mature South facing plot measured at 0.263 Acre.

Once over the threshold, the reception hall gives access to the lounge which flows through to the large conservatory which soaks in the views over the mature rear gardens. The kitchen/breakfast room also overlooks the rear gardens with a useful side access to the adjoining garage and workshop. The remainder of the accommodation comprises two bedrooms, one with an en-suite shower room and a family bathroom accessible from the reception hall.

To the front of the property is a gravel driveway which leads to a large double garage with a sizeable workshop to the rear, and a gated access to the rear gardens which are absolute treat...Facing due South and widening the deeper into the garden one goes, to one side of the garden is a substantial timber outbuilding/summerhouse, perfectly adaptable to a Home Office/Studio, if so desired.

Mature boundaries provide excellent privacy on all sides, with the lawns leading off the sun terrace and a series of arbours and a raised water feature with ornamental pond creating a variety of delightful spaces to enjoy in either full sun or the dappled shade of the Willow tree, located toward the rear boundary.

Orchard Close is a delightful Private Road of just 16 detached homes located a short stroll from the wide open spaces of Effingham Common and a 1/2 mile walk to Effingham Jct station. Less than a mile walk in the other direction takes you to centre of East Horsley with its range of shops, restaurants, library, village hall, recreation ground and station.

Having been a loved and cherished home for nearly 30 years, in our opinion there is certainly scope for the next owner to make their own mark, whether this be by the upgrading of some of the interior or possibly a larger growth project, subject to the usual consents. Viewing highly recommended.

All mains services.

Tenure: Freehold. Guildford Borough Council Band E.



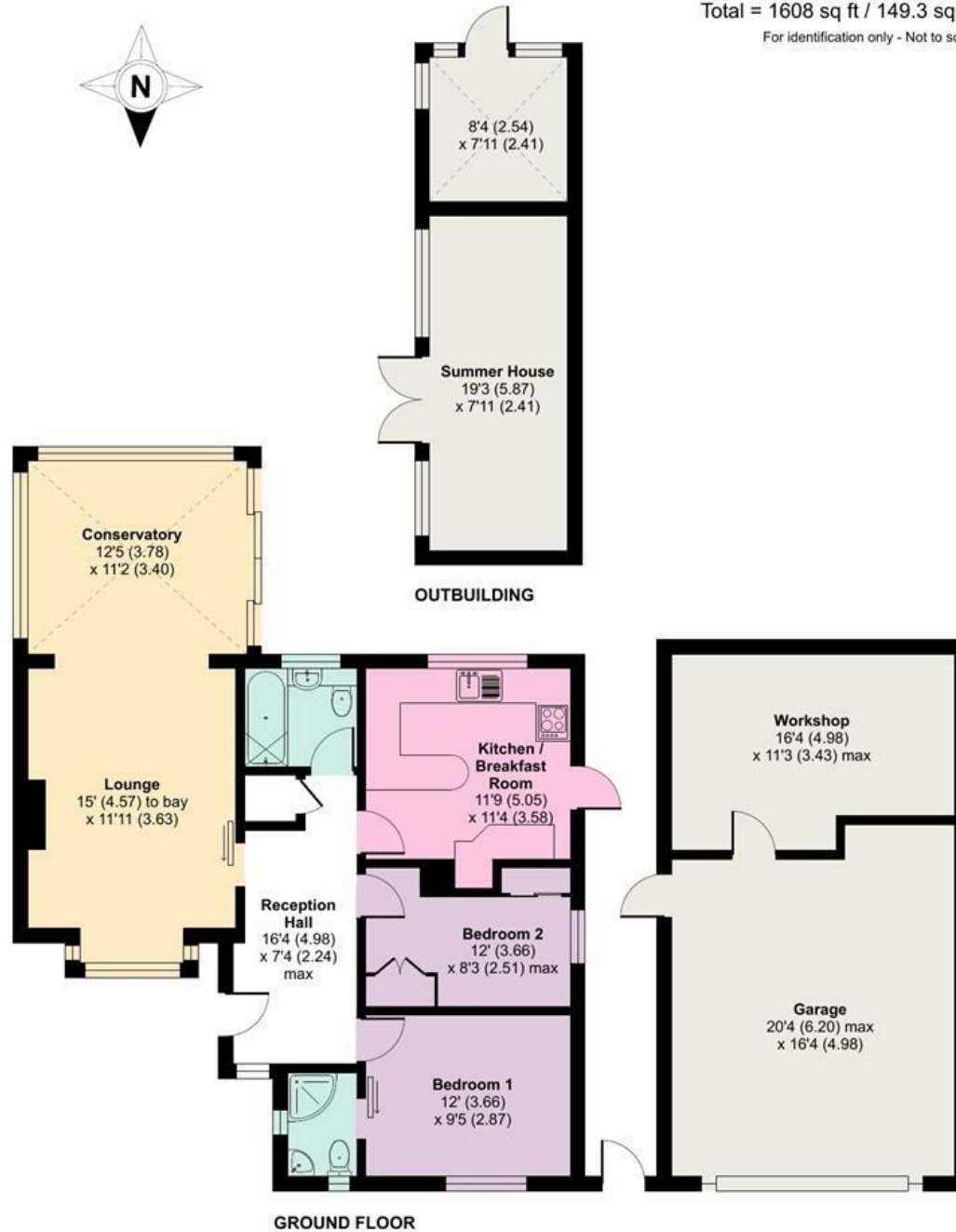
Approximate Area = 893 sq ft / 82.9 sq m

Garage = 493 sq ft / 45.8 sq m

Outbuilding = 222 sq ft / 20.6 sq m

Total = 1608 sq ft / 149.3 sq m

For identification only - Not to scale





DIRECTIONS

From our Offices in East Horsley, proceed southwards along the Ockham Road South taking the left turn into Forest Road. Continue along Forest Road for approx 2/3rds mile where Orchard Close will be found on the right just after the turning to Heathway. After approx 50 yards, the driveway to Nirvana will be found on the right. ///bottle.atom.motion

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