

# Wills & Smerdon

Sales • Lettings • Management



Park Corner, Park Horsley  
East Horsley, Surrey KT24 5RZ







A classically styled character home set amidst fabulous grounds of over 2/3rds Acre in this Private Road location.

3 Bedrooms - 2 Bath/Shower Rooms - 3 Reception Rooms - Kitchen/Breakfast Room - Guest WC - Detached Double Garage - Grounds of 0.678 Acre - Private Road Location







## Park Corner, Park Horsley East Horsley, Surrey

We are delighted to offer for sale this quintessentially styled Horsley home situated in breath taking grounds of over 2/3rds Acre.

Built by FH Chown in the 1930's, the property retains the quality of build and attention to detail which make the aesthetics of East Horsley so appealing, and throughout the house each room enjoys its own lovely signatures from the original era.

Once over the threshold, the charm and ambience are amplified by features which include a wealth of exposed joinery, oak floors, Norfolk latch doors, and eyebrow windows, to name but a few.

The reception hall leads through double doors into the triple aspect lounge which enjoys a secondary seating/study area overlooking the gardens to the side of the house. Centrally located to the rear is the kitchen/breakfast room which flows through to the TV/family room which also links with the formal dining room, creating a wonderful flow for entertaining. The ground floor spaces completed by a guest wc accessible from the reception hall.

On the first floor there are 3 bedrooms, all with built-in wardrobes and cupboards, and two bath/shower rooms, one of which is en-suite to the main bedroom.

Just as important are the outside spaces, for which this particular home delivers in breathtaking fashion...

Approached via a carriage driveway which is currently gated at one end, there is an excellent detached double garage with twin up and over doors. The remainder of the grounds flow from the terrace onto lawns which in turn lead to a wild flower garden, all framed with a sylvan backdrop.

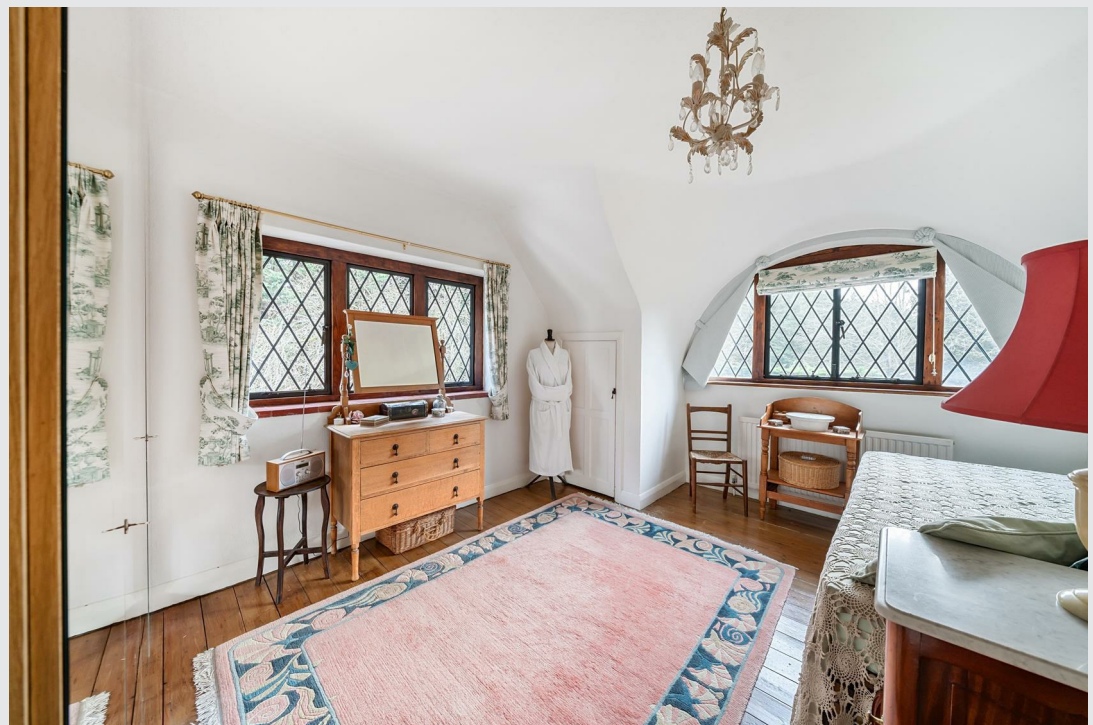
For anyone seeking a larger home, this property provides the perfect blank canvas for more chapters to be written, subject to the usual consents. Sitting centrally with a road frontage of approx 120', there is unlimited space for further growth which will certainly provide an excellent yield should further investment in the property ever be desired.

In all, for the purchaser seeking a pedigree Horsley home in fabulous grounds, this is one definitely not to miss.

Viewings strictly by appointment.

Guildford Borough Council Tax Band: G  
Tenure: Freehold Cess pit drainage.  
Voluntary service charge currently £50 pa



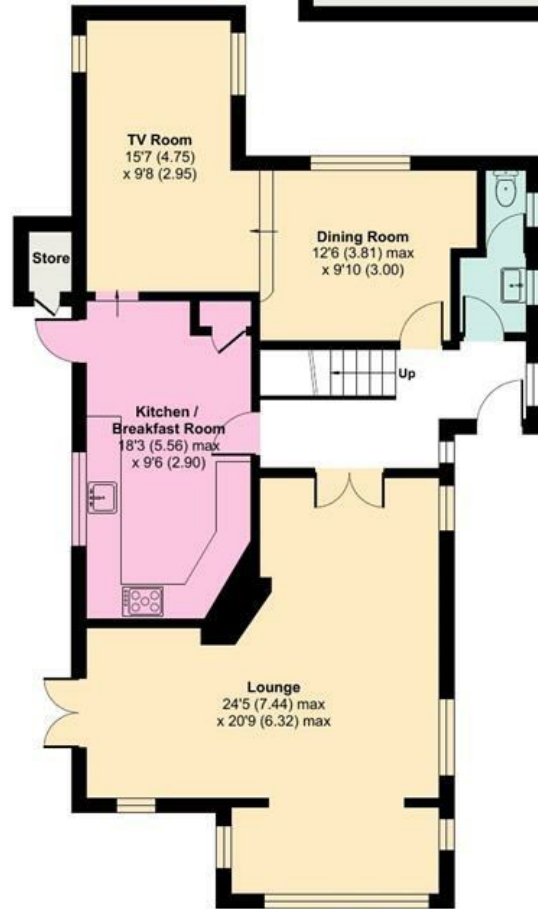
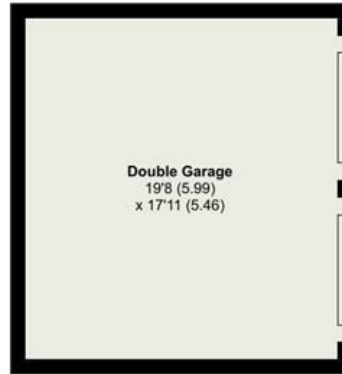


Approximate Area = 1813 sq ft / 168.4 sq m (excludes store)

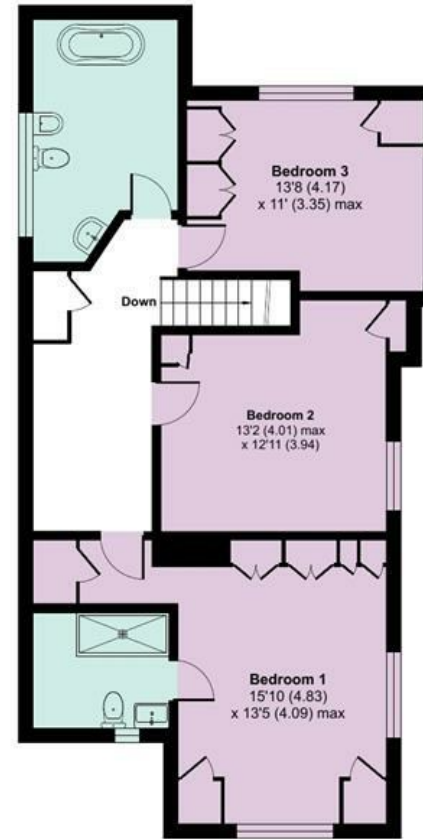
Garage = 354 sq ft / 32.8 sq m

Total = 2167 sq ft / 201.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







## DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road South to the A246 and turn left. Take the 2nd turning on the left into Park Horsley where the driveway to Park Corner will be found on the right. [///aside.miles.native](#)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

