

# Wills & Smerdon

Sales • Lettings • Management



Woodlands, Park Corner Drive  
East Horsley, Surrey KT24 6SF





A substantial detached 5 bedroom family home situated in fabulous grounds of 0.617 Acre in this highly regarded Private Road location, affording the next owner the perfect blank canvas to create the home of their dreams.





## Woodlands, Park Corner Drive

East Horsley, Surrey

Wills & Smerdon are delighted to offer for sale this substantial detached family home for the first time ever!

Situated in one of the village's premier private road locations, the property has a wide frontage and is set beyond a long gravel driveway which provides ample visitor parking and access to the generous detached garage.

Once over the threshold, the reception hall gives access to the fabulous 26'10 x 18'10 double aspect lounge with direct access to the rear gardens. The separate dining room leads through to the kitchen, with the ground floor spaces completed by a large guest cloakroom/utility room.

To the first floor there are 5 well proportioned double bedrooms all with built-in wardrobe cupboards which are served by a large family bathroom.

Outside, the plot extends to some 0.617 Acre in total and is rather a gardener's paradise. Borders and flower beds are stocked full of specimen plants and shrubs for all year round colour, along with mature boundary hedging and trees creating a wonderfully private and tranquil setting. To the rear of the house, the terrace leads onto formal lawns which eventually finish with a delightful woodland area making the perfect spot for the children's adventures to begin!

Whilst the property already offers generous accommodation, in our opinion there remains fabulous untapped potential for the next owner to enlarge (STPP) and/or redesign the existing layout for the needs of modern family life, with many chapters yet to be written for this delightful home.

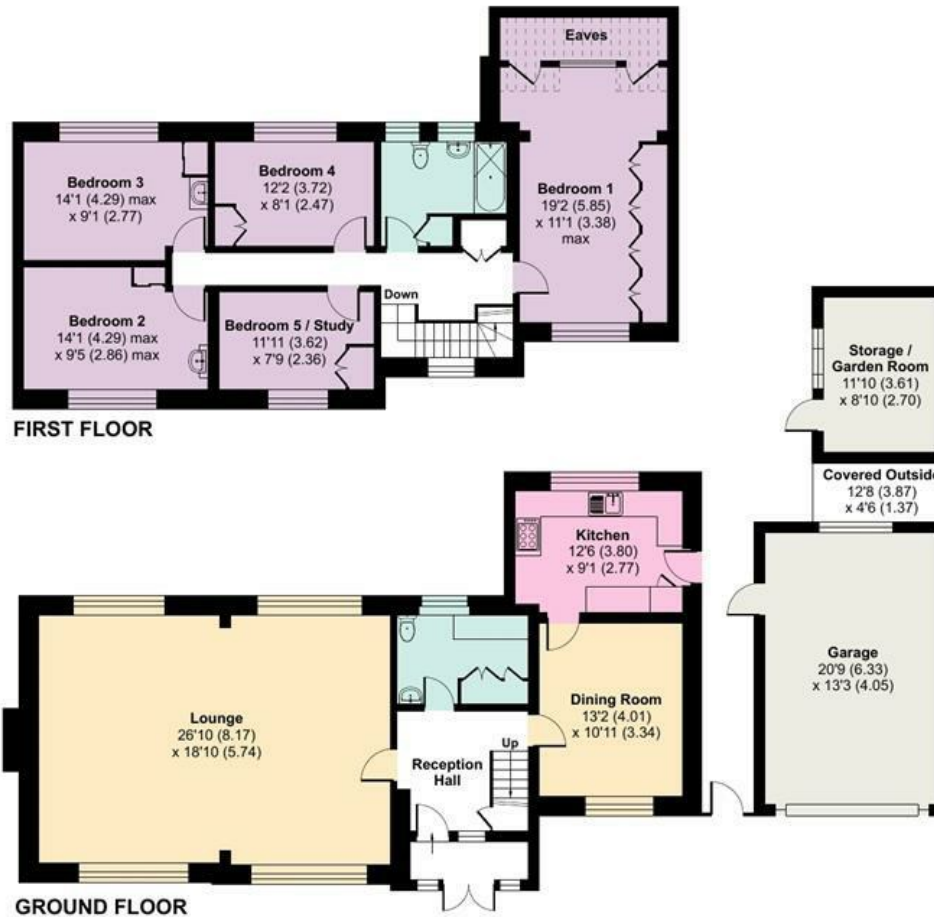
Park Corner Drive is a highly regarded private road just 3/4 of a mile from the centre of Horsley main village with its range of shops including Sainsburys, cafes, restaurants and the all important station serving Waterloo in 45 mins. Viewing strictly by appointment. No Onward Chain.

Guildford Borough Council G  
Road Service charge £130 per annum





Approximate Area = 1910 sq ft / 177.4 sq m  
Limited Use Area(s) = 63 sq ft / 5.8 sq m  
Outbuilding = 102 sq ft / 9.4 sq m  
Garage = 275 sq ft / 25.5 sq m  
Total = 2350 sq ft / 218.3 sq m  
For identification only - Not to scale





## DIRECTIONS

From our office in East Horsley, turn south along Ockham Road South (B2039) for approx 0.6 miles, where the turning to Park Corner Drive will be found on the right hand side, almost opposite Conisbee Butchers. Woodlands will be found third to last house on the right hand side. ///gifted.golf.just



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

