



Tantlon Cottage, Tintells Lane
West Horsley, Surrey KT24 6JD





A beautifully presented character home situated in one of the village's hidden tranquil locations in the very heart of West Horsley, offered to the market with no onward chain.





Tantlon Cottage, Tintells Lane

West Horsley, Surrey

We are delighted to offer for sale this beautifully presented character home situated in a tranquil hidden backwater in the very heart of West Horsley Village.

Dating back to the early 1900's this charming home has been beautifully improved to now create a wonderful blend of the original charm and modern lifestyle spaces.

Once over the threshold, the entrance hall gives access to the ground floor shower room before leading through to the main sitting room. This space includes an exposed brick chimney breast with log burning stove, with wood flooring and a study area. From here the fabulous kitchen/dining room is accessible. This space enjoys cascades of light from the atrium ceiling with a fully equipped kitchen/breakfast room which flows seamlessly into the dining area with doors leading directly onto the decked terrace, perfect for Al Fresco dining.

On the first floor there are two double bedrooms served by an independently accessible and stylish family bathroom.

There are too many features to list in this brief description, however, the next owner will enjoy the benefits of double glazing throughout, gas fired central heating and underfloor heating to the kitchen/dining room.

To the front of the house there is wide expanse of blocked paved driveway for 3 cars with a gated access to the gardens.

The gardens have been expertly landscaped with manicured lawns, flanked by gravel pathways and stocked with an array of shrubs. To the front of the house is a useful large timber outbuilding, currently utilised for garden storage but could easily be turned into a Work From Home Office space, and to the rear of the garden there is a raised sun deck.

Tintells Lane is accessible via Silkmore Lane and provides no through access, other than by foot, for one to access the Barley Mow PH. Silkmore Lane leads toward the Village Hall and Recreation Ground, and also the King William IV PH!

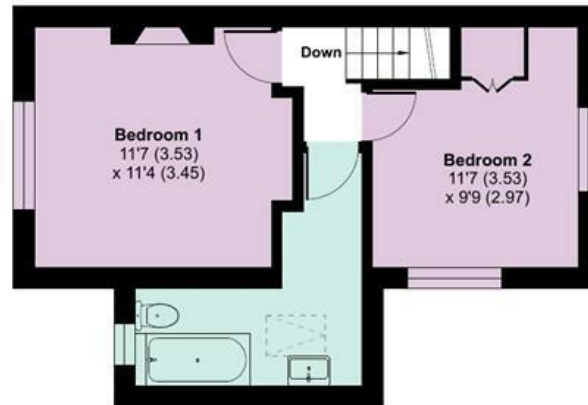
In all, for anyone wishing to purchase a character home in a very special location with nothing to do except unpack your belongings, then this is one not to miss. Viewing strictly by appointment.

All Main services. Guildford Borough Council Band E



Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our Offices in East Horsley, continue under the railway bridge into Ockham Road North, taking the 2nd left into East Lane. Continue straight ahead where East Lane becomes The Street after passing under the railway bridge. On passing The Barley Mow PH, take the 3rd turning on the right into Silkmore Lane in front of the Village Hall. Continue for approx. 300 yards where Tintells Lane will be found on the right. Continue for approx. 40 yards where Tantlon Cottage will be found on the left. //sofa.shop.kings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

