

# Wills & Smerdon

Sales • Lettings • Management



Ypsilanti, Cobham Way  
East Horsley, Surrey KT24 5BH





A charming detached bungalow in this prestigious Private Road location just a 100 yard stroll from the main shops, cafes, restaurants and Station of East Horsley village.





## Ypsilanti, Cobham Way

East Horsley, Surrey

We are delighted to offer into the market for sale this detached bungalow situated in the most central Private Road location in the village.

The property is approached via a private driveway for visitor parking which leads to the detached garage. A pathway then meanders beside the front lawn with mature boundary hedges and a set of wide steps lead to the front door.

Once over the threshold, the reception hall flows through to the double aspect lounge with bay window overlooking the gardens. A useful snug/playroom leads through to the kitchen/dining room which enjoys fabulous light from the double aspect, enhanced by cascades of light from the skylight windows. From the kitchen end of this space is an additional reception room or 4th bedroom, and a useful side access door.

The remainder of the spaces include 3 good sized bedrooms along with two modern bath/shower rooms, one of which is en-suite to the main bedroom.

Outside, the landscaped gardens include a terrace which leads onto the lawns which are interspersed with specimen trees, and enclosed on all sides with boundary hedges and fencing.

The property is just a 100 yard stroll from the centre of East Horsley village with its station serving Waterloo & Guildford, along with its range of shops including Sainsburys, village hall, medical centre and library. The area has superb schools, lovely country pubs and miles of open countryside yet with easy access of A3/M25. The county town of Guildford is approximately 8 miles away offering excellent shopping, recreational and leisure facilities, whilst the cosmopolitan village of Cobham is a few minutes drive with its vibrant range of shops and restaurants.

Utilities: All Mains Services. Private Road service charge: £250 pa  
Tenure: Freehold. Guildford Borough Council Tax Band: F



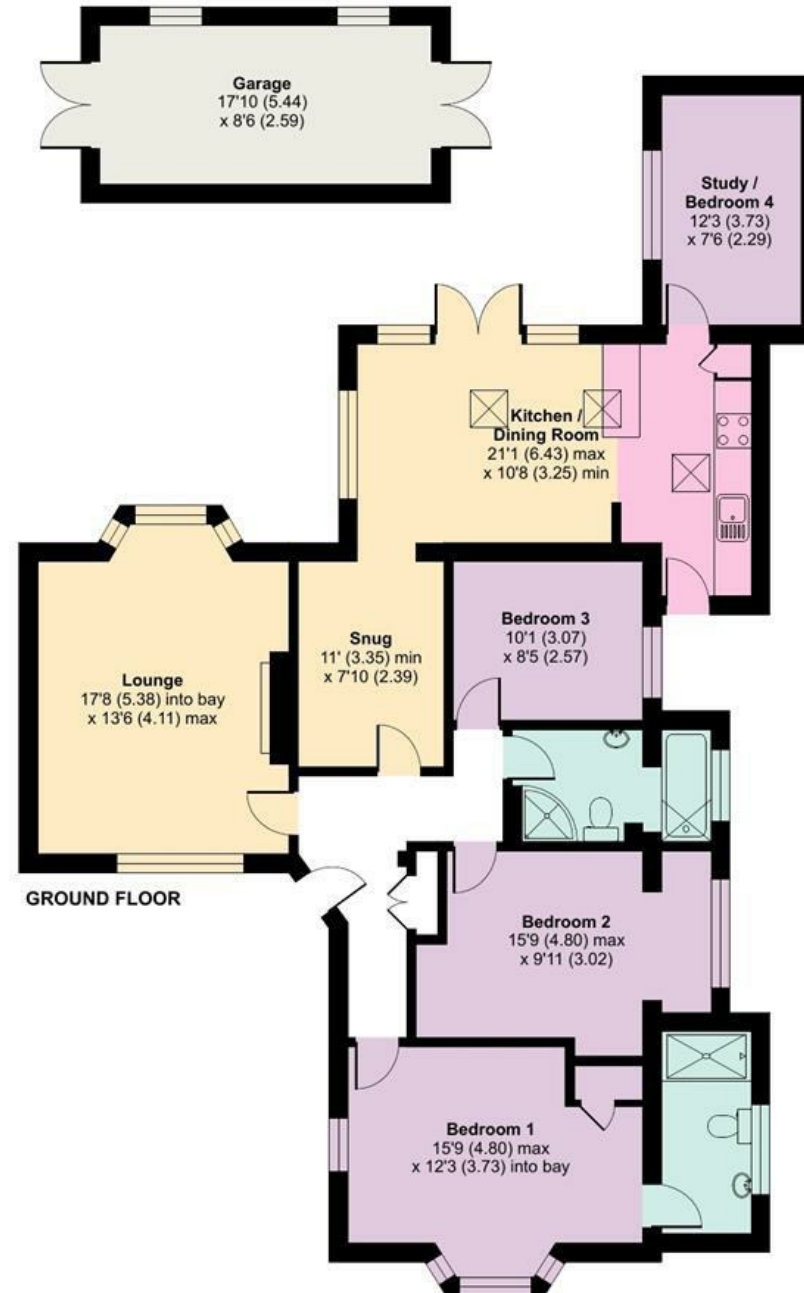


Approximate Area = 1342 sq ft / 124.6 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale





### DIRECTIONS

From our offices in East Horsley, proceed towards the Station, turning right into Station Approach and immediately right into Cobham Way. Continue for approx. 75 yards where the driveway to the property will be found on the left hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			54
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			G
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

