

# Wills & Smerdon

Sales • Lettings • Management



Kumasi, Highfields

East Horsley, Surrey KT24 5AA





A charming detached 3 bedroom bungalow situated in a tranquil Private Road location with South facing gardens.

Reception Hall - Lounge - Dining Room - Kitchen/Breakfast Room - 3 Bedrooms - Family Bathroom with Shower - Guest Cloakroom - Detached Garage - 0.246 Acre South Facing Grounds - Private Road Location - No Onward Chain





## Kumasi, Highfields East Horsley, Surrey

We are delighted to offer for sale this spacious detached bungalow which is set in a tranquil Private Road location perfect for anyone seeking a high quality home to which to downsize.

Situated at the top of the private road, the property benefits from a wide frontage which provides ample visitor parking and access to the large detached garage.

Once over the threshold, the reception hall runs across the front of the property with herringbone flooring and direct access to all the spaces within the home.

To one side, the 'day spaces' include a large double aspect lounge and dining room, set out into two distinct areas in an L-shape, and enjoying views and access to the rear gardens. Accessible via both the hall and lounge is the kitchen/breakfast room which is fully equipped with a range of appliances and cabinets, topped with granite worktops and a useful side access door.

To the other side of the property one passes by the guest cloakroom before reaching the 3 well proportioned bedrooms and large sumptuously appointed family bathroom complete with separate Wet Room shower.

The property benefits from a large loft space, ideal for storage or conversion, subject to the usual permissions.

The grounds in total extend to 0.246 Acre with the rear gardens laid out for ease of maintenance. The paved sun terrace takes full advantage of the due South aspect which leads onto the lawn garden which is flanked by mature specimen shrubs and boundary planting which provide excellent privacy. Due to the position of the property within its plot, there is obvious scope for the property to be enlarged (STPP) should anyone wish for additional space at some point in the future.

For anyone new to the area, Highfields is considered as one of the village's favoured Private Road locations. By foot one can stroll through to the Pennymead Tennis Club and Cricket ground just a few hundred paces away, as well as the beautiful grounds of Horsley Towers and the Bishopsmead Parade shops and Church, while less than a mile away are the main shops, restaurants, station and village hall with Medical Centre.

In all, for anyone seeking a top quality bungalow in a location to match, then this is one not to miss. Viewing strictly by appointment.

Tenure: Freehold Guildford Borough Council Tax Band: G  
Annual Road Fund Contribution £150 pa



Approximate Area = 1205 sq ft / 111.9 sq m

Garage = 279 sq ft / 26 sq m

Total = 1484 sq ft / 137.9 sq m

For identification only - Not to scale





## DIRECTIONS

From our Office in East Horsley proceed along the Ockham Road South towards the A246, taking the first turning on the left after Conisbee's Flint shop into Highfields. Continue up Highfields to the end where the driveway to Kumasi will be found on the right side of the turning circle. ///facing.signal.deck



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

