

Wills & Smerdon

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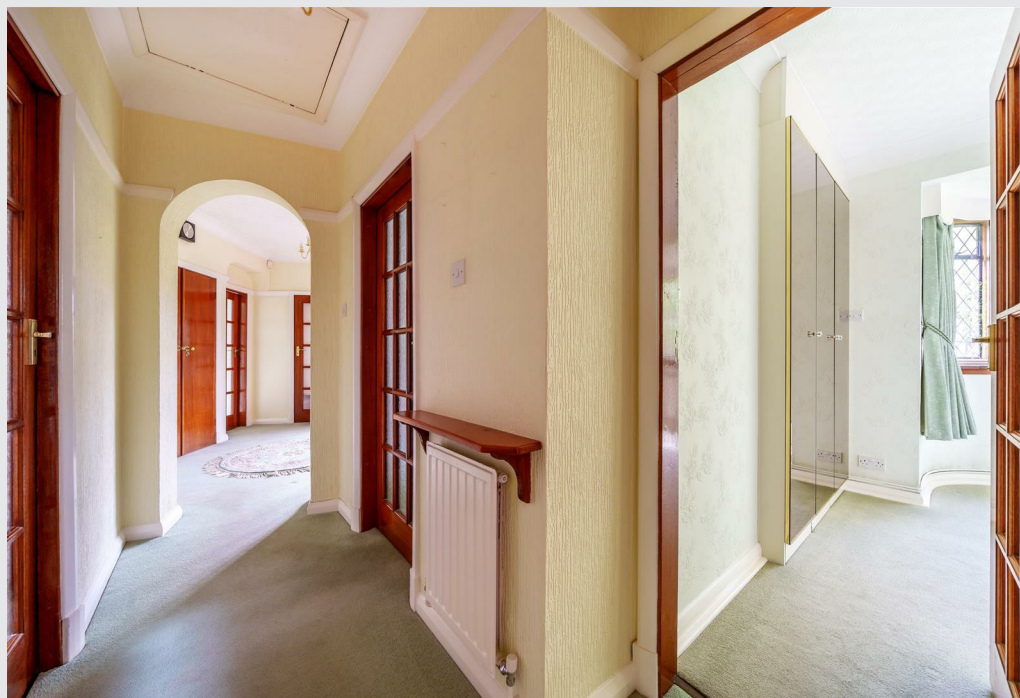


Orchard Gate Old Rectory Lane
East Horsley, Surrey KT24 6QH



A delightful 3 bedroom detached character bungalow in the very heart of Horsley village, occupying a bold corner plot less than 200 yards from the shops, with scope to enlarge or enjoy just as it is.

Enclosed Entrance Porch - Large Reception Hall - Sitting Room with Bay Window & Feature Fireplace - Kitchen - Dining Room - 2 Double Bedrooms - Bedroom 3/Study - 2 Bath/Shower Rooms - Gated In & Out Drive - Detached Double Garage - Delightful 0.29 Acre Gardens - No onward chain





Orchard Gate Old Rectory Lane East Horsley, Surrey

Set beyond gated access with in and out driveway, this characterful bungalow we believe was originally built around 1930 and 'ticks all the boxes' for anyone wishing to remain in the village after the children have flown the nest, or indeed for anyone wishing to have a stylish home just a short stroll from the shops & station.

With a double doors to the entrance porch set into the attractive red brick façade, once over the threshold the accommodation conveniently splits into living accommodation to the right and bedroom accommodation to the left. The delightful sitting room has a real "wow" factor, with magnificent bay window overlooking the front gardens and Claygate style brick feature fireplace.

Interconnecting the sitting room and kitchen is the harmonious dining room, with large picture window overlooking the rear garden and access straight out to the patio. The kitchen is fitted with a range of fitted cupboards and units with double oven, sink and useful pantry which also houses the boiler, and another access to the patio and garden.

The bedrooms are all of a good size, with the main bedroom having a range of built in storage and fitted cupboards, and again a delightful bay window overlooking the front aspect. The second bedroom has views over the rear garden and benefits from a wash basin and built in storage cupboard.

The 3rd bedroom or potentially study also has built in storage, and dual aspect windows overlooking the front gardens, with the bedroom accommodation served by both a family bathroom and a separate shower room complete with wc and basin.

Outside there is a generous sweeping in and out driveway, gated at both ends and leading to the detached double garage with 3 adjoining useful brick built storage spaces.

Beyond the gated side access pathway is a perfectly sized garden, with mature & manicured evergreen hedging to all sides and laid out for ease of maintenance, with patio terrace, lawn & mature shrub beds, and hidden behind the conifer hedge is an additional useful lawned area with hard standing which could easily be incorporated in to the main garden or used for a working from home office, greenhouse or shed, as required by the incoming owner

With untapped potential for further enlargement due to the width of the plot, in all, for the discerning purchaser who seeks a delightful home in the village epicentre, this is definitely one not to miss. No onward chain.

Tenure: Freehold. Guildford Borough Council Band G. Road Service Charge £100 PA



Approximate Area = 1636 sq ft / 151.9 sq m (includes garage & excludes stores)

For identification only - Not to scale





DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South for approx. 150 yards, turning right into Old Rectory Lane, where the entrance driveway to Orchard Gate will be found on the right hand side.///thank.pirate.tapes



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		48	70
EU Directive 2002/91/EC			



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