



31 Long Reach
West Horsley, Surrey KT24 6LZ





A charming 2 bedroom Victorian home with outstanding rural views to the front, 90' rear gardens, and substantial detached Work From Home Office. No Onward Chain.

Breath-taking Views - 4 Bedroom Suites - Lounge - Kitchen/Dining Room - Cloakroom - High Specification Construction & Finishes - Landscaped Gardens - Ample Private Parking - No Onward Chain





31 Long Reach

West Horsley, Surrey

We are delighted to offer for sale this 2 bedroom semi-detached home with 90' rear garden and beautiful Westerly views to the front over open farmland.

Accessed via an entrance hallway the lounge takes advantage of the open views to the front, with shuttered windows, open fireplace and provides a quiet haven from every day living.

The dining room has a focal point brick fireplace, view over the rear garden and a spacious understairs area which could easily be used for storage. Beyond this, is the cleverly designed galley kitchen with door directly to the rear garden, with the ground floor spaces completed by the ground floor bathroom with shower above the bath, Victorian style towel radiator, and separate wc.

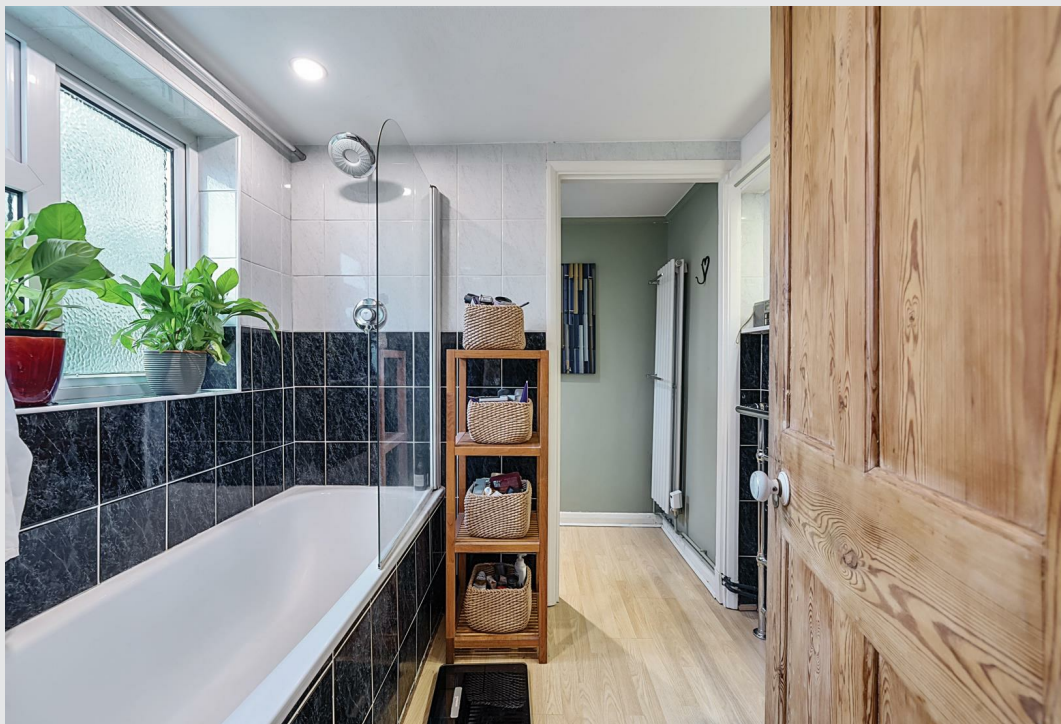
To the first floor, there are two generous double bedrooms, with the front bedroom not only having an ensuite wc and basin, but also breath-taking views.

In our opinion, there still remains great scope for the next owner to significantly enlarge the existing property should the next owner ever require more space...whether this be to the kitchen/bathroom area, or conversion of the roof space, examples of which have both been carried out to some of the neighbouring homes.

The gardens are very mature with well established shrubs, hedges and fencing, with a large two room Work From Home Office with light, power and air source heating located toward the far end. To the front, the gardens offer off-street parking with a lowered kerb and ample gravel parking space for at least two cars.

Long Reach has a particular appeal due to its semi-rural feel, enjoying open farmland/countryside views to the front and yet is only an off-road, one mile walk to the main shops & station and 0.8 mile from The Raleigh School.

In all, for the purchaser wishing to secure a character home in a super location, then this is one definitely not to miss.

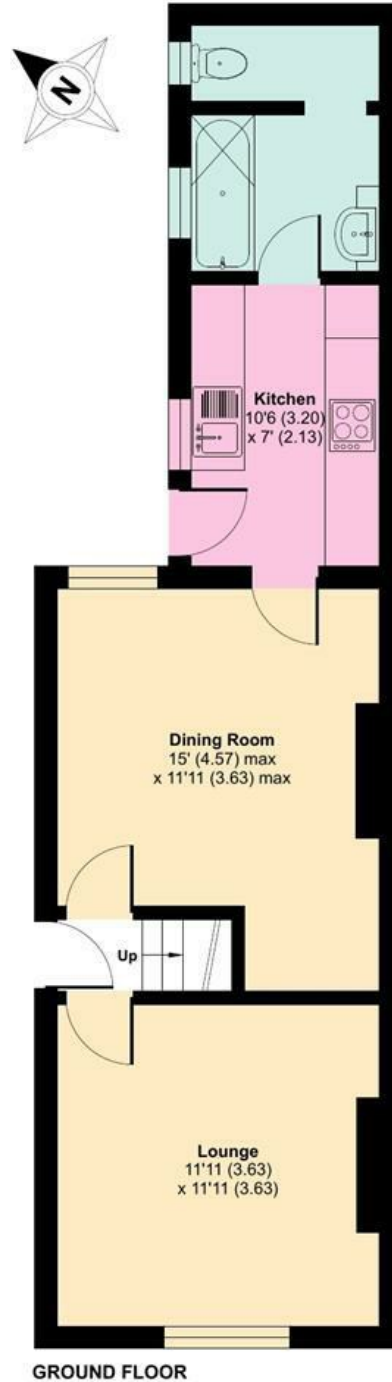


Approximate Area = 807 sq ft / 74.9 sq m

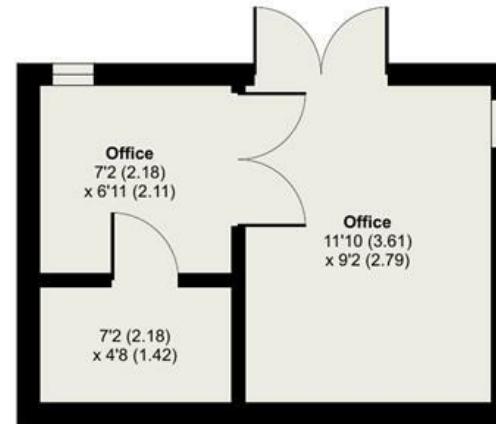
Outbuilding = 199 sq ft / 18.4 sq m

Total = 1006 sq ft / 93.3 sq m

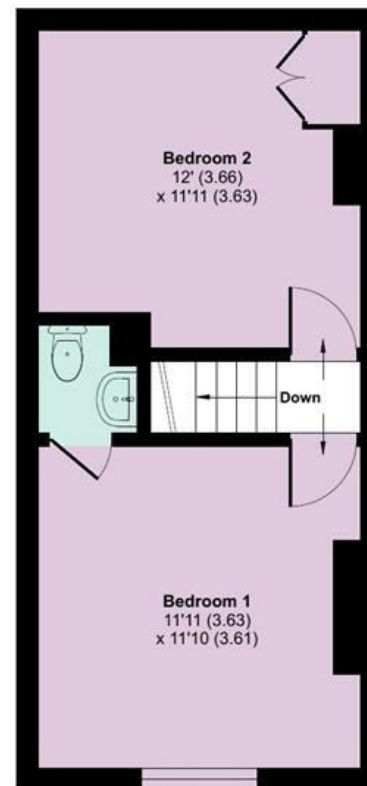
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GROUND FLOOR



OUTBUILDING

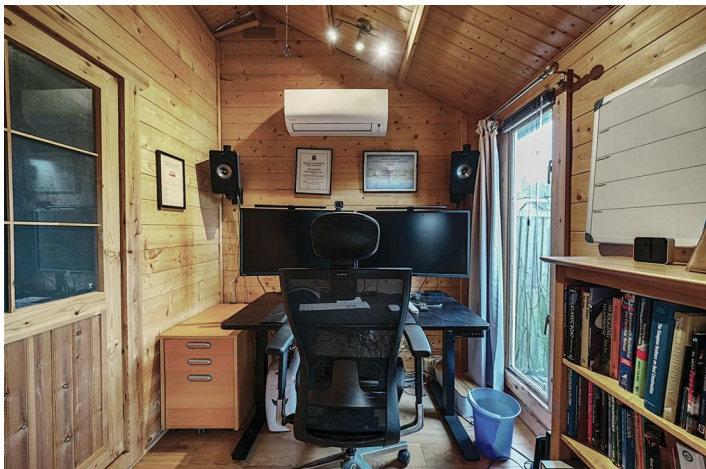


FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wills and Smerdon. REF: 1225266



DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the first left into East Lane. Continue for approx 1 mile, turning right into Long Reach, whereupon No 31 will be found on the right hand side.
///sunset,hello.belong

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