



Windlake, Cobham Way  
East Horsley, Surrey KT24 5BH





A rare opportunity to purchase a detached bungalow offering flexible accommodation of 1,475 sq ft/137 sq m and fabulous untapped potential STPP, situated in this Premier Private Road location just a stone's throw from the village centre in 1/4 Acre South facing gardens. No onward chain.







## Windlake, Cobham Way

### East Horsley, Surrey

Wills & Smerdon are delighted to offer for sale this detached bungalow offering flexible accommodation and great scope for the incoming owner to make their own mark, set in South facing grounds of just over 1/4 Acre.

Once across the threshold, the reception hall gives access to all the accommodation which includes a spacious triple aspect living room with working feature fireplace in the lounge area which leads seamlessly into the dining area with door to the terrace and views overlooking the garden.

To the front of the house is a generous double bedroom with fitted wardrobes, while to the rear is a second large bedroom with dressing area/study, which could easily be converted into a more formal dressing area.

The family shower room is fitted with a large walk in shower. and the property benefits from a separate adjoining WC.

The kitchen/breakfast room is fitted with a range of appliances and has access to the garage which is fitted with light and power, and in our opinion could easily be incorporated into the main property should the incoming owner so desire. From the kitchen there is also a door to the rear lobby & garden where there is a useful utility room.

Outside, to the front, the lawned garden has paved pathway leading to the attractive oak double front door, with two driveways providing space for off street parking for numerous vehicles. To the rear the raised sun terrace takes full advantage of the South facing aspect with steps leading down to the lawn which is flanked by mature hedge boundaries, in all extending to 0.273 Acre Given the plot and location, in our opinion there is fabulous potential for further enlargement of the property, subject to the usual consents being acquired.

The property is located in a private road, just a stroll away from the village centre, with its range of local shops and train station on the Guildford/London Waterloo line. The County Town of Guildford and Cobham are both just a short drive way, as are the A3 and M25. There are excellent schools in the area as well as beautiful countryside and recreational amenities.

The property is marketed with No Onward Chain.

Tenure: Freehold Guildford Borough Council Band G. Private Road Service Charge £250 pa



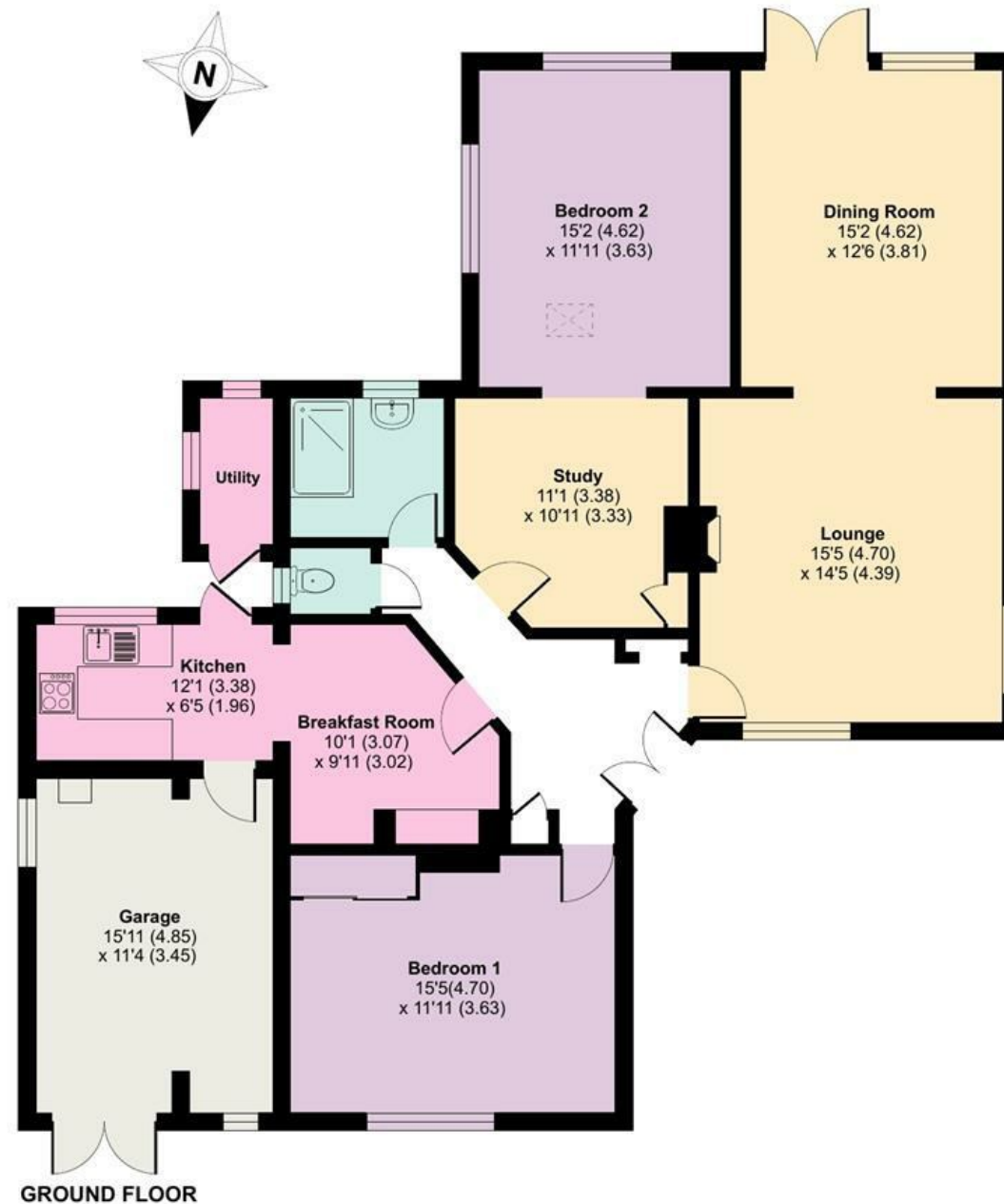


Approximate Area = 1294 sq ft / 120.2 sq m (excludes utility)

Garage = 181 sq ft / 16.8 sq m

Total = 1475 sq ft / 137 sq m

For identification only - Not to scale



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: 1166926





## DIRECTIONS

From our offices in East Horsley, proceed along The Parade and turn right into Cobham Way. Follow the road for approx 150 yards, where the property will be found immediately prior to the bend, on the right hand side. ///frosted.care.bricks Residents of Cobham Way benefit from private and remotely operated gated access directly to Forest Road.

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