



Croft Cottage, Green Dene
East Horsley, Surrey KT24 5RG



A character detached period cottage in need of complete modernisation and updating, set in a stunning 0.406 acre west facing plot, in a semi-rural location on the borders of the Surrey Hills, and offered to the market with no onward chain.





Croft Cottage, Green Dene

East Horsley, Surrey

Originally built we understand in the 1930's, Croft Cottage now offers the incoming owner a rare opportunity at the gateway to the Surrey Hills.

This chalet bungalow offers the perfect "blank canvass" on which to create a fabulous home fit for 21st century living.

Once across the threshold the accommodation is currently laid out as a sitting room with triple aspect and french doors giving access to the rear gardens. There is a separate kitchen, again having access to the rear gardens, and benefitting from a pantry and various built-in appliances.

The hallways gives access to 3 further ground floor rooms, which could be utilized as either bedroom accommodation or as additional reception rooms, depending on the needs of the incoming owners.

To the first floor, there is a shower room with wash hand basin and WC, and a useful attic room/bedroom with window overlooking the rear gardens.

The rear gardens extend to over some 0.4 acres, with mature planting and offering delightful views to toward the rear boundary across the rooftop over open countryside. Currently having a small patio area, greenhouse and storage sheds, this offers a wonderful opportunity for landscaping to ones own design.

The property also benefits from an attached single garage, and generous off street parking for numerous vehicles on the gated frontage.

Green Dene is a very popular semi-rural location: by turning right from the driveway there is easy access to open countryside and excellent walking and hiking, whilst by turning in the opposite direction, you are connected towards the Little Waitrose, Duke of Wellington PH and the main shops and station of Horsley village, a further mile distant.

Viewings strictly by appointment





Approximate Area = 1589 sq ft / 147.6 sq m
Limited Use Area(s) = 1168 sq ft / 108.5 sq m
Garage = 111 sq ft / 10.3 sq m
Total = 2868 sq ft / 266.4 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR





DIRECTIONS

From our offices in the East Horsley, head north on the B2039 Ockham Road South to its junction with the A246. Turn left onto Guildford Road/A246 and follow the road for approx 0.5 miles to the right turn into Green Dene. The entrance gate to Croft Cottage will be found on the right hand side after approx 1 mile. What3Words ///corner.force.stow

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk



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		
	46	77
England & Wales		
EU Directive 2002/91/EC		