



Magnolia House, Ockham Road North  
West Horsley, Surrey KT24 6PF



Would you like to move by Christmas? There is no onward chain and the vendor is motivated. Magnolia House is a beautifully presented family home in South-West facing gardens just a 1/2 mile stroll to the Station (Waterloo 45 mins), shops and within the catchment for The Raleigh School. No Onward Chain.





## Magnolia House, Ockham Road North West Horsley, Surrey

Would you like to move by Christmas? We are delighted to market this bespoke designed home built to an exacting specification just 10 years ago by local builders Homes by Warwick. There is no onward chain and the vendor is motivated.

With lovely characterful aesthetics sitting proudly beyond the large gated gravel frontage, there is ample visitor parking, a double width car port and access via either side of the property to the rear gardens.

Once over the threshold, the spacious reception hall with porcelain tiled flooring flows seamlessly into the large double aspect reception room providing to the rear a lounge seating area with a focal point contemporary fireplace and direct access to the sun terrace and garden. With a dining area to the front, this room is perfectly arranged should separate reception spaces be preferred. The kitchen/breakfast room is comprehensively equipped with high quality Bauformat units in a high gloss taupe complemented by white Quartz worktops, built-in and integrated Bosch appliances, and bi-fold door access from the seating area onto the terraced patio, as well as a secondary side access and a separate utility room.

To the other side of the reception hall there are two further interconnected rooms, with a TV/Family room preceded by the original study/office which is currently utilised as a music room. The ground floor spaces are completed with a guest WC and excellent storage.

On the first floor there are 4 double bedrooms and 2 superbly finished bathrooms (one ensuite), both with separate showers, and 3 of the bedrooms fitted with built-in wardrobes.

The internal specification includes: underfloor heating to the ground floor via an air source heat pump with Megaflo system to provide equally pressured hot and cold supplies, audio networking to the principle rooms and CAT 5 infrastructure cabling to name but a few.

Externally, the rear gardens are laid out with a full sun terrace across the rear of the house to make the most of the sunny South-Westerly aspect, with the remainder of the grounds laid mainly to lawn, bounded by mature laurel hedges and having topiary feature planting throughout.

In all, for anyone seeking a top quality home within 1/2 mile walk of the village centre and station which is ready to enjoy from the moment you unpack your furniture, then this is one definitely not to miss. An early viewing is Highly Recommended.





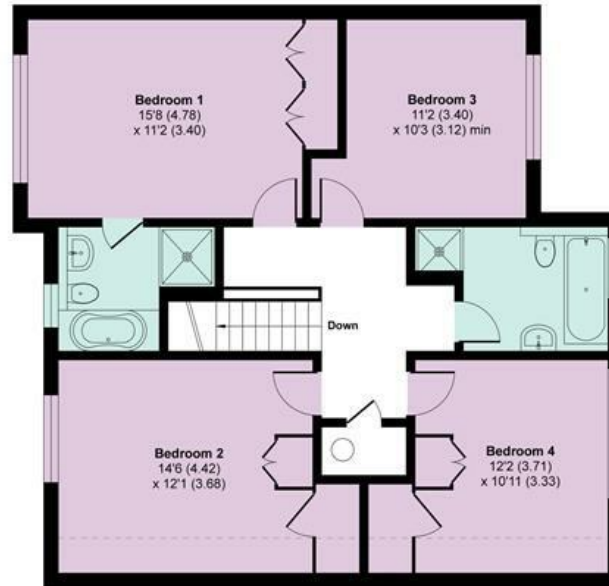
Approximate Area = 1906 sq ft / 177 sq m

Limited Use Area(s) = 62 sq ft / 6 sq m

Outbuilding = 21 sq ft / 2 sq m

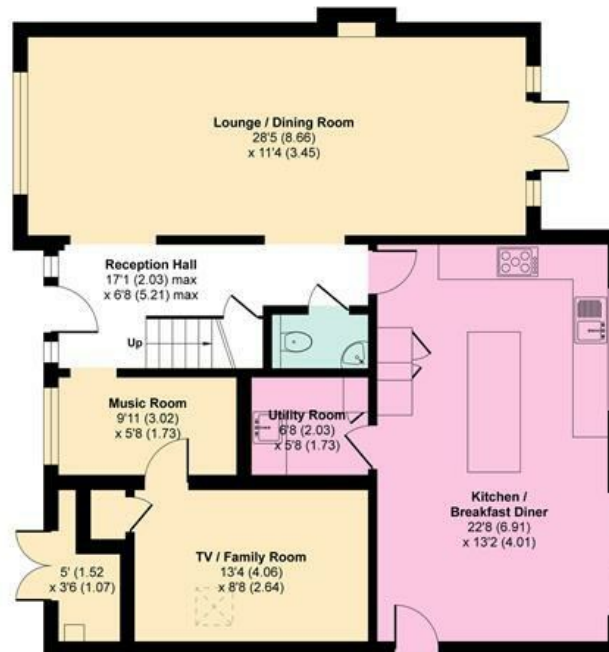
Total = 1989 sq ft / 185 sq m

For identification only - Not to scale



Denotes restricted  
head height

FIRST FLOOR



GROUND FLOOR



## DIRECTIONS

From our offices in Station Parade, proceed along the Ockham Road South, under the railway bridge and continue for approximately 1/4 mile passing Glenesk School and East Lane on your left, after which the driveway Magnolia House will be found 6th on the left, adjoining the driveway to "Greenacre." [///homes.dune.army](http://homes.dune.army)

**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](mailto:enquiries@willsandsmerdon.co.uk) W | [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 89      | 90        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

