



Burbank, Off Epsom Road  
West Horsley, Surrey KT24 6AP

W & S

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A substantial detached 4 double bedroom, 3 bathroom family home in South facing grounds of just over 1/4 Acre and set beyond a long gated driveway. No Onward Chain.

Electrically Operated Gated Driveway - Entrance Hall - Galleried Landing - Sitting Room - Kitchen - Conservatory - Utility Room - Study/Family Room - Ground Floor Bedroom with Dressing Area and Ensuite - First Floor Main Bedroom with Ensuite - 2 Further Bedrooms - Family Bathroom - Driveway Parking - 0.253 Acre South Facing Grounds







## Burbank, Off Epsom Road

### West Horsley, Surrey

Wills & Smerdon are delighted to offer this light and spacious detached family home to the market, built by the current owners approx. 15 years ago and set in South facing grounds of just over 1/4 Acre.

Tucked away behind mature hedging and set beyond a long gated part-shared private driveway, the generous driveway offers parking for numerous vehicles and provides a delightful setting for the house with potential for cart barn/garaging to the side, subject to usual consents.

Access to the property is achieved via the Oak Timber Porch, with the accommodation flowing seamlessly around the galleried Hallway. Double oak doors provide access to the fabulous triple aspect Sitting Room, with feature gas log burner, and views over the surrounding gardens with an open access to the well appointed Kitchen, with built-in appliances, American style fridge/freezer and access to the double glazed Conservatory/Dining Room, with French doors to the garden. Leading off the Kitchen, the Utility room has space for washing machine and dryer, and also houses the gas boiler.

Also accessible from the main reception hall is Bedroom 4 which has a useful dressing area and en-suite with delightful views over the rear garden.

The ground floor accommodation is completed by the double aspect Study, which has views to the front, and offers an ideal "Working from Home" space or Family Room. A separate storage cupboard provides access to the manifold area for the ground floor underfloor heating.

The turning oak staircase rises to the first floor where the Main Bedroom benefits from an ensuite shower room with space for built in storage if desired. The two further double bedrooms both have built in storage cupboards, and share the spacious family bathroom.

Outside, the South facing gardens are a principally laid to lawn interspersed with attractive specimen trees including an Indian Bean Tree, Walnut and a beautiful Lime, with a paved sun terrace extending across the back of the house. Two boundaries are formed with mature hedging and fence, with a newly installed post and rail boundary to the West boundary with evergreen planting.

The property is located approx 2 miles from the main shops and Station of East Horsley (Waterloo 45 Minutes) with Guildford Town Centre is only 6 miles distant. The area abounds with a wonderful variety of both educational and recreational facilities, including The Grange for Arts, Opera and Concerts, an excellent selection of both State and Public schools, and is just a short distance from the beautiful Surrey Hills.





Approximate Area = 2155 sq ft / 200.1 sq m (includes garage)

Limited Use Area(s) = 155 sq ft / 14.3 sq m

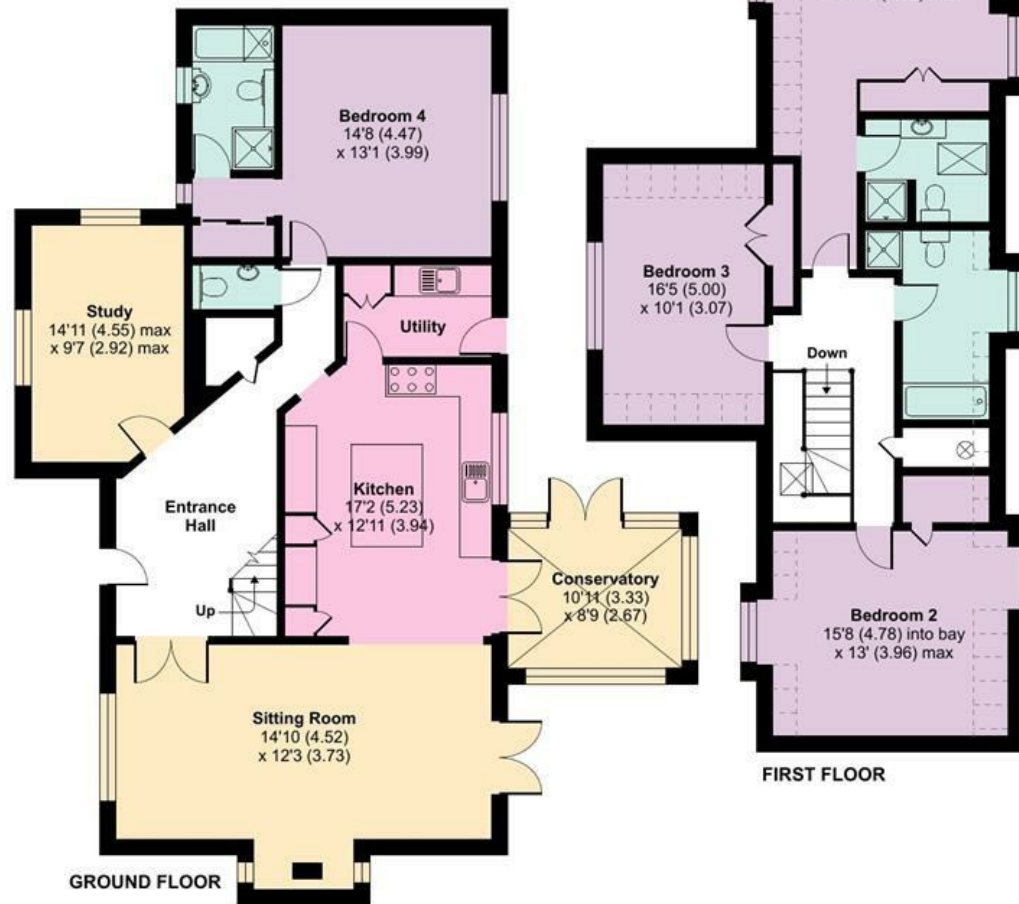
Outbuilding = 142 sq ft / 13.1 sq m

Total = 2452 sq ft / 227.7 sq m

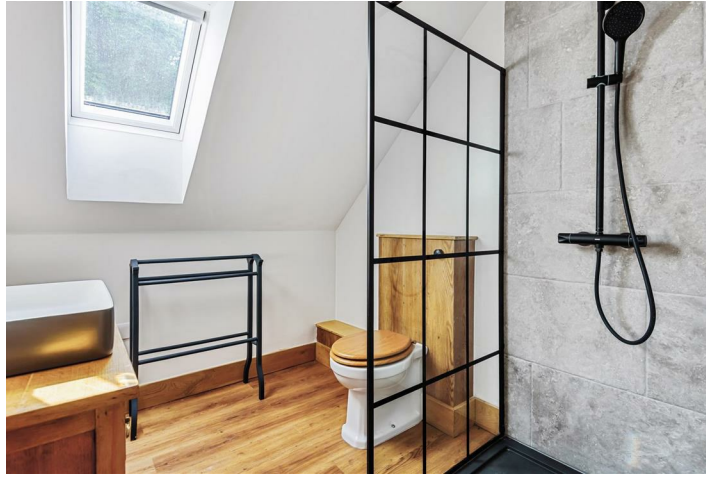
For identification only - Not to scale



Denotes restricted  
head height







## DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South to the A246 (Guildford Road) turning right towards Guildford. Proceed across the Bell & Colvill roundabout into Epsom Road and after passing St Marys Church on the left, the driveway to Burbank will be found immediately the entrance to Squires Nursery (on the other side of the road) on the left, with the driveway also signposted to Bramble Farm & Hazel Cottage.///pram.ducks.cape

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	80	
(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

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