

Wills & Smerdon

Sales • Lettings • Management



Appleton, 125 East Lane
West Horsley, Surrey KT24 6LJ





A detached 4 bedroom family home situated in fabulous grounds of over 0.4 Acre, and only a 0.5 mile walk to both The Raleigh School and the Station.





Appleton, 125 East Lane West Horsley, Surrey

Nestled on the East/West Horsley borders, this delightful detached family house offers a perfect blend of comfort and convenience.

Beyond the reception hall there are three reception rooms with the double aspect lounge having direct access to the gardens, the dining room currently open plan to this space, but independently accessible from the hall, and a separate Office. The kitchen/breakfast room has ample space for all the usual appliances along with granite work surfaces and a breakfast bar for informal dining. The kitchen flows through to the utility room which connects with both the attached garage and the garden, ideal for providing a buffer for muddy boots (and paws!), and the ground floor spaces are completed with a guest WC in the hall.

On the first floor there are four spacious bedrooms and two well-appointed bathrooms, one of which is en-suite to the main bedroom.

As with all family homes the outside spaces are equally as important to the interior, and this particular home truly delivers in this department.. The grounds in total extend to 0.414 Acre and have been arranged as a series of 'rooms' which include a large wildflower garden beyond the seating spaces, meandering paths leading you onto the formal lawns, separated by expert planting with a variety of specimen shrubs and trees, in all offering plenty of outdoor space for children to play and for gardening enthusiasts to indulge their passion. This exceptional space has been recognised in the Horsley in Bloom awards, in particular for the biodiversity that the garden offers. For the keen gardener, this approximately 225 foot long garden is a dream.

Beside the wildflower garden is a substantial 40' long outbuilding, which beyond its current use as a workshop and storage, could make for the perfect work from home space or studio/home gym.

To the front of the house there is a carriage driveway providing plenty of parking space and access to the attached garage.

Location is always key, and this home is ideally situated just a short 0.5-mile walk from the OFSTED Outstanding Raleigh School and the station serving Waterloo & Guildford, along with the bustling parade of Horsley shops, library, recreation ground and village hall, making it perfect for both families and commuters.



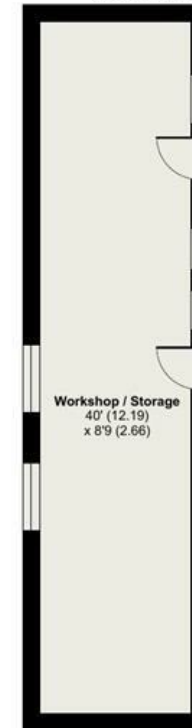
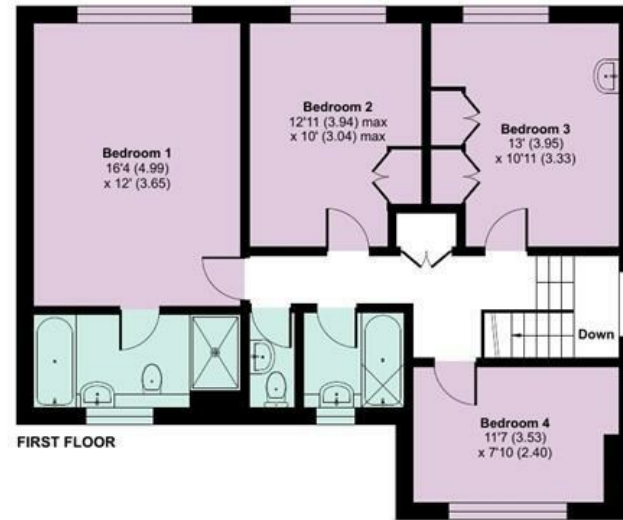
Approximate Area = 1701 sq ft / 158 sq m

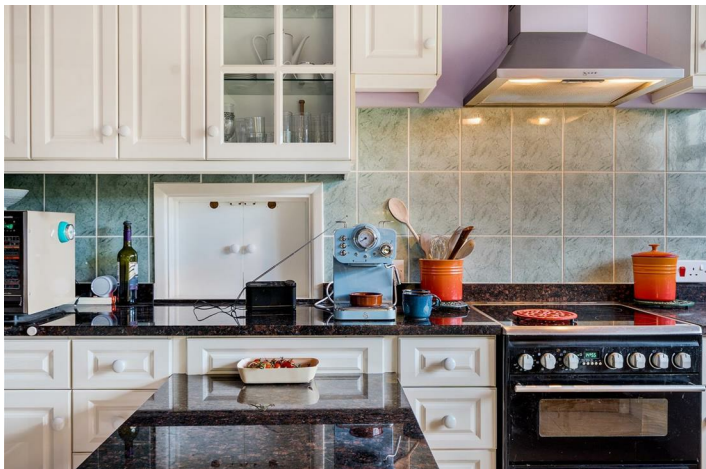
Garage = 163 sq ft / 15.1 sq m

Outbuilding = 349 sq ft / 32.4 sq m

Total = 2213 sq ft / 205.5 sq m

For identification only - Not to scale





DIRECTIONS

From our office in East Horsley continue along Ockham Road North, under the railway bridge and turn left into East Lane. Appleton will be found on the right hand side just after the turning into Nightingale Avenue. ///recent.inner.ending



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		
	73	78
England & Wales		
EU Directive 2002/91/EC		

