



**Kingfield Cottage, 105 East Lane,  
West Horsley, Surrey, KT24 6LJ**

**£895,000 Freehold**

### Directions

From our office in East Horsley turn right onto the Ockham Road North and after about 1/3 mile turn left into East Lane. Kingfield Cottage will be found after about a ¼ mile on the right hand side.

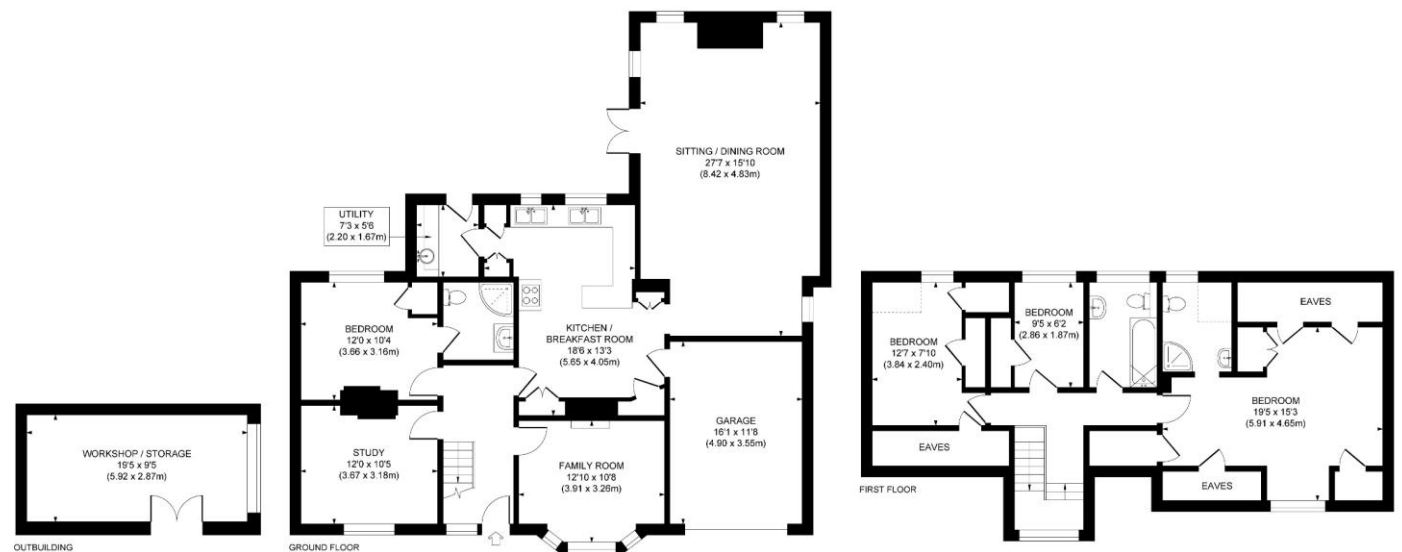
### Approximate Gross Internal Area

Main House 1,943 sq. ft / 180.48 sq. m  
Garage 187 sq. ft / 17.39 sq. m  
Outbuilding 183 sq. ft / 16.99 sq. m  
Total 2,313 sq. ft / 214.86 sq. m

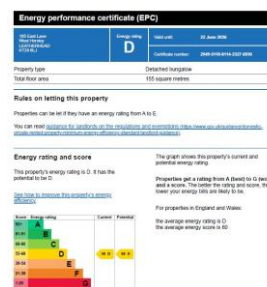


### Local Authority

Guildford Borough Council: 01483 505050.



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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Within a short walk from East Horsley village and station a spacious chalet style home with good size gardens and offering scope for improvement.



**THE PROPERTY** This versatile 4-bedroom, 3-bathroom detached chalet-style residence ideally located in West Horsley, just a short walk from The Raleigh School and the mainline station. Offered with no onward chain, this spacious home provides an exciting opportunity for modernization, enhancement, or extension, subject to planning permission. The ground floor features a study, a family room with a bay window, and a flexible bedroom suite ideal for guests. The central kitchen/breakfast room includes oak cabinetry, a traditional gas Aga, and a separate utility room. A standout highlight is the magnificent, triple-aspect lounge/dining room, which boasts a vaulted beamed ceiling, a full-height brick chimney with a wood-burning stove, and direct garden access. The first floor accommodates a second bedroom suite with built-in wardrobes and eaves storage, alongside an additional double bedroom, a single bedroom, and a family bathroom. The front of the property offers a private, hedge-screened carriage driveway with ample parking and access to an integral garage. The tranquil rear garden features a patio, an ornamental pond, mature borders, and a detached single garage with excellent potential for conversion into a home office or studio. Council Tax Band F.

