



**12 Mount Pleasant,
West Horsley, Surrey, KT24 6BL**

£795,000 Freehold

Directions

From our offices in East Horsley take the Ockham Road North for about 1/3 mile and turn left into East Lane. At the end of East Lane continue into The Street past the Barley Mow and King William IV public houses and turn left into School Lane. At the end of School Lane turn right into Mount Pleasant and number 12 will be found on the left hand side after the spur.

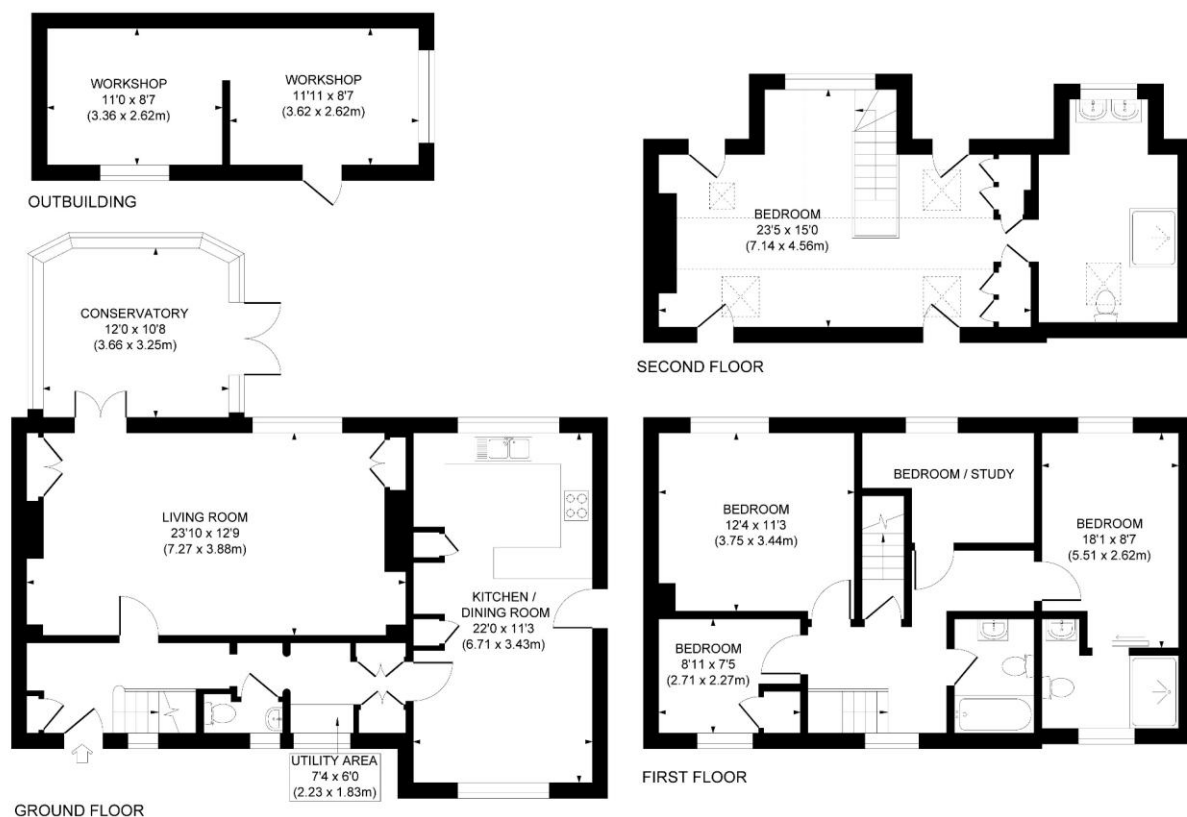
Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area

Main House 1,863 sq. ft / 173.11 sq. m
Outbuilding 201 sq. ft / 18.68 sq. m
Total 2,064 sq. ft / 191.79 sq. m



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.



**12 Mount Pleasant, West Horsley, Surrey,
KT24 6BL**

Situated very close to stunning countryside and only a five minute drive to East Horsley village and centre a well maintained five bedroom house with driveway parking.



THE PROPERTY Situated in a peaceful side street on the desirable south side of West Horsley, this substantial and well maintained 5 bedroom, 3 bath/shower room semi-detached home offers just under 1,900 sq. ft. of versatile and well-appointed living space, ideal for modern family life. The impressive dual aspect kitchen/dining room extends from front to back and the kitchen is fitted with an excellent range of shaker style cabinetry and features a peninsular breakfast bar for casual dining, a 5-ring range style cooker, integrated dishwasher, twin butler sinks, and an American style fridge/freezer. The generous dining area comfortably accommodates a large table and benefits from a convenient side access door. A practical utility provides space for laundry appliances along with broom cupboards, a coats-hanging area and shoe storage. A neatly positioned cloakroom is located beneath the stairs off the welcoming entrance hall. The spacious 300 sq. ft. principal reception room offers an inviting space for relaxation and entertaining, centred around an attractive fireplace with a cast iron gas coal effect stove. This room flows seamlessly into a modern heated conservatory, enhanced by solar glazing in the roof to ensure year round comfort. The first floor comprises a guest suite with a stylish walk-in shower room, a further spacious double bedroom, and two single bedroom, one of which is perfectly suited for use as a home office or study. The well-appointed family bathroom completes this level. Occupying the entire second floor, the stunning principal bedroom suite provides a tranquil retreat, featuring a dedicated dressing area with fitted wardrobes and a generous en-suite bathroom with twin basins and a large walk-in shower. The well-maintained front garden includes a lawn bordered by flower and shrub beds, with a photinia hedge offering privacy from the road. A driveway to the side provides parking for two vehicles. To the rear, the garden is thoughtfully landscaped for both relaxation and entertaining. A patio adjacent to the conservatory is ideal for al fresco dining, while the raised lawn is framed by flower and shrub beds. A pathway leads to a substantial workshop, offering excellent potential for conversion into a home office or gym. An additional circular patio enjoys sunshine throughout the day. The property is perfectly positioned for those who appreciate the countryside, with scenic footpaths just minutes away connecting West and East Horsley and passing notable landmarks such as Grange Park Opera and West Horsley Place. East Horsley village centre and mainline station are only a 5 minute drive away, while Guildford lies approximately six miles to the west, providing extensive shopping, dining, and leisure facilities. Council Tax Band C.

