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3 Horsley Court, Ockham Road South

East Horsley, Surrey KT24 6QS



A bright and spacious 2 bedroom, 2 bathroom, ground floor apartment in the very heart of East Horsley village, with gated allocated parking and literally a stone's throw from the local shops and station. Has the benefit of direct access from the sitting room to West Facing Communal Gardens/sun terrace. On onward chain.









3 Horsley Court, Ockham Road South

East Horsley, Surrey

Originally built in 1999 and providing only 12 exclusive high specification apartments in the epicentre of East Horsley Village, Horsley Court is accessed via either the secure car park from Kingston Avenue, or the front door set back from the Ockham Road South beside La Meridiana Restaurant. With a video entry phone system, the heated and carpeted lobby provides both lift and stair access to the upper floors.

Number 3 is on the ground floor and enjoys a Westerly aspect over, and direct access from the Lounge to the Communal gardens and private gated car park. This bright and spacious apartment has a well equipped kitchen which forms part of the Lounge, with door and windows over looking the communal grounds, providing a convenient and easy to access living space.

The main bedroom has en-suite facilities including a bath and shower, with well proportioned window overlooking the gardens. The second bedroom could easily be used for private dining or as a home office should this be required, and benefits from the use of the family bathroom, which is fitted with shower, WC and wash hand basin.

The accommodation is completed by a generous hallway running through the central spaces, with large storage cupboard for coats and shoes by the front door, and an airing cupboard housing the electric heating and hot water system.

Outside, the property has secure parking accessed via electric gates with communal gardens backing in a westerly direction, all located within a few paces from the main shops in East Horsley as well as within 150 yards of the Station serving Waterloo in about 45 minutes. Over & above the local shopping, the area abounds with a fabulous range of sporting & social amenities for all ages, from Golf to cycling, cricket to bowls along with a very active U3A, making this a highly desirable location in the County for an excellent quality of life for all.

Distances: Local shops 50 yards - Station 150 yards serving Waterloo & Guildford - Cobham 4.3 miles - Guildford 7.6 miles - Heathrow 17.5 miles - Gatwick 19.8 miles - A3 Northbound 2.5 miles - M25 (Jct 10) 3.7 miles

Annual service charge : £3,279.01 pa (2026)



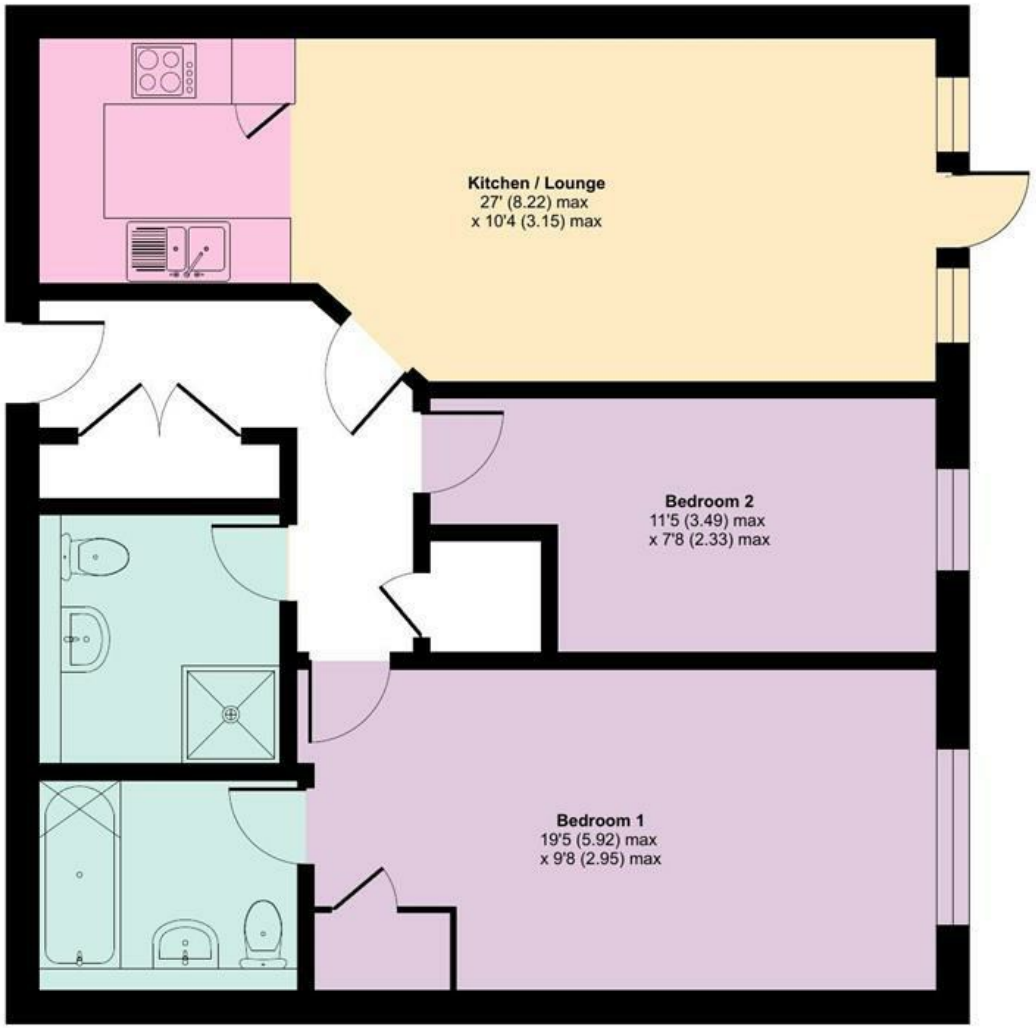






Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Wills and Smerdon. REF: 1501781



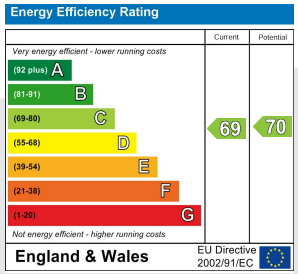




DIRECTIONS

From our Offices in East Horsley, proceed along the Parade of shops to Sainsbury's Local, bearing left & crossing Kingston Avenue, where the gated entrance for Horsley Court will be found after approx. 25 yards on your right hand side. What3words///palm.dots.trials

Tenure: Leasehold - Share of Freehold. Guildford Borough Council Band E



Our Social Media

W & S 1933

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