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Holly Gate, Ockham Road North

East Horsley, Surrey KT24 6PX

A delightful character home with origins in the 1930's, benefitting from 4 double bedrooms, 24' lounge and attractive terraced rear gardens, all located literally "a stone's throw" from Horsley main village, with its local shops and station (London Waterloo).

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Originally built in the 1930's, this characterful detached property has been in the same ownership for over 20 years and its now time to write its next chapters.

The oak framed timber porch welcomes one across the threshold to the useful entrance hall, which gives access to the main accommodation. The charming lounge has two large picture windows overlooking the front lawns and has a feature clay brick fireplace. The separate study can be accessed through either the lounge or the dining room, and again has a delightful picture window overlooking the front area.

The open plan kitchen/family/dining room has a calm ambiance, with windows and double patio doors overlooking and giving access to the rear gardens. The kitchen is well laid out, providing plenty of working areas along with a range of fitted wall and floor units, and being open plan to the dining/family area, is perfect for family get togethers.

The separate utility room, accessed via the kitchen, houses the boiler, megaflow hot water cylinder and has single door access to the rear gardens.

The ground floor accommodation is completed by a useful guest WC.

To the first floor there are four double bedrooms, the main bedroom benefitting from an ensuite having bath with shower over, 2 wash hand basins and WC. The remaining bedrooms all have built-in wardrobes/storage cupboards, and share the family bathroom which is fitted with bath, shower cubicle, hand basin and WC.

The loft is partly boarded and has velux windows, ideal for Christmas storage and the all important holiday suitcases.

Outside the gardens are a true delight and surprisingly private. The rear garden is arranged over several levels, including a generous patio running the width of the house. The upper levels catch the afternoon and evening sun and provide a fabulous end of the day seating area, whilst the front garden enjoys a westerly aspect with the gravel driveway providing parking for several vehicles. The single garage has double opening doors, and there is an additional shed to the rear.

The property benefits from double glazing throughout, updated approx 18 months ago.

Approximate Area = 1962 sq ft / 182.2 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 2094 sq ft / 195.4 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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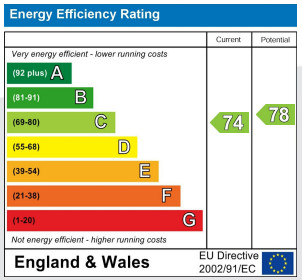
DIRECTIONS

From our Offices, proceed under the railway bridge, passed the entrance to Ada Gardens and the slip road on the right hand side, where the driveway will be found after approx 400 yds. What 3 words///lifted.public.vibe

Our Social Media



Tenure: Freehold. Guildford Borough Council Band G

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