



Lake Cottage Ockham Road North, West Horsley, KT24
6PE - Guide price £1,250,000

 5  2  2  B

A recently refurbished and extended 18th-century cottage set in a private lane, enjoying beautiful views and quiet seclusion whilst being only a short distance from the mainline station and local shops.

Boasting a stunning and bespoke finish throughout, the flexible ground floor layout comprises a cosy sitting room with a wood-burning stove and beamed ceiling; a downstairs bedroom which could also function as a home office or snug; and a breathtaking open-plan kitchen/dining/living room with a natural stone finish and Crittall-style doors to the garden. Completing the ground floor is a separate utility room with side access and a luxury shower room.

Upstairs, there are four well-proportioned bedrooms, including a lavish en suite bathroom to the principal bedroom, which also enjoys far-reaching lake views from a Juliet balcony. There is also a handy upstairs toilet; the current owners have considered exchanging one of the bedrooms for a family bathroom if required.

Outside, there is a beautifully landscaped wrap-around garden with a mix of lawn areas, sandstone paved patios, Cotswold stone-chipped sections, railway sleeper borders, and thoughtfully planted beds offering a pleasant selection of flora. The current owners have also erected a delightful timber outbuilding, currently functioning as a holistic and wellbeing centre; however, this could be tailored to your own individual needs. Solar panels have been added to contribute to this home's "B" rating on the Energy Performance Certificate, making it exceptionally energy efficient.





Secure double-gated side access allows for parking large vehicles to the side of the dwelling, while the front driveway, also double-gated, provides parking for multiple vehicles.

West Horsley is a semi-rural village, located between Guildford and Leatherhead. Nestled on the edge of the Surrey Hills, it is a prestigious residential area known for its strong community feel, sought-after schools, and beautiful green spaces.



Ockham Road North, Leatherhead
 Total Area: 137.2 m² ... 1477 ft² (excluding summer house)
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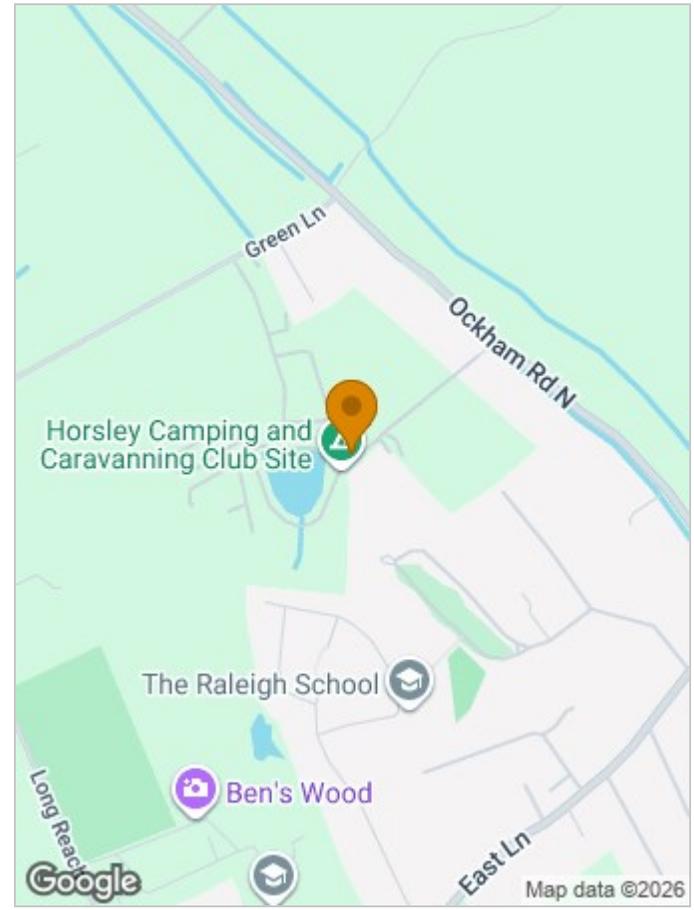
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Energy Efficiency Rating		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>					
		81	81		
England & Wales		EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential		
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>					
England & Wales		EU Directive 2002/91/EC			

Viewing

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