



**Rowans, Fairwell Lane,
West Horsley , Surrey, KT24 6DE**

£825,000 Freehold

Directions

From our offices in East Horsley take the Ockham Road North for about 1/3 mile and turn left along East Lane. At the end of East Lane continue into The Street. Fairwell Lane will be found after about 1/3 mile on the right hand side.

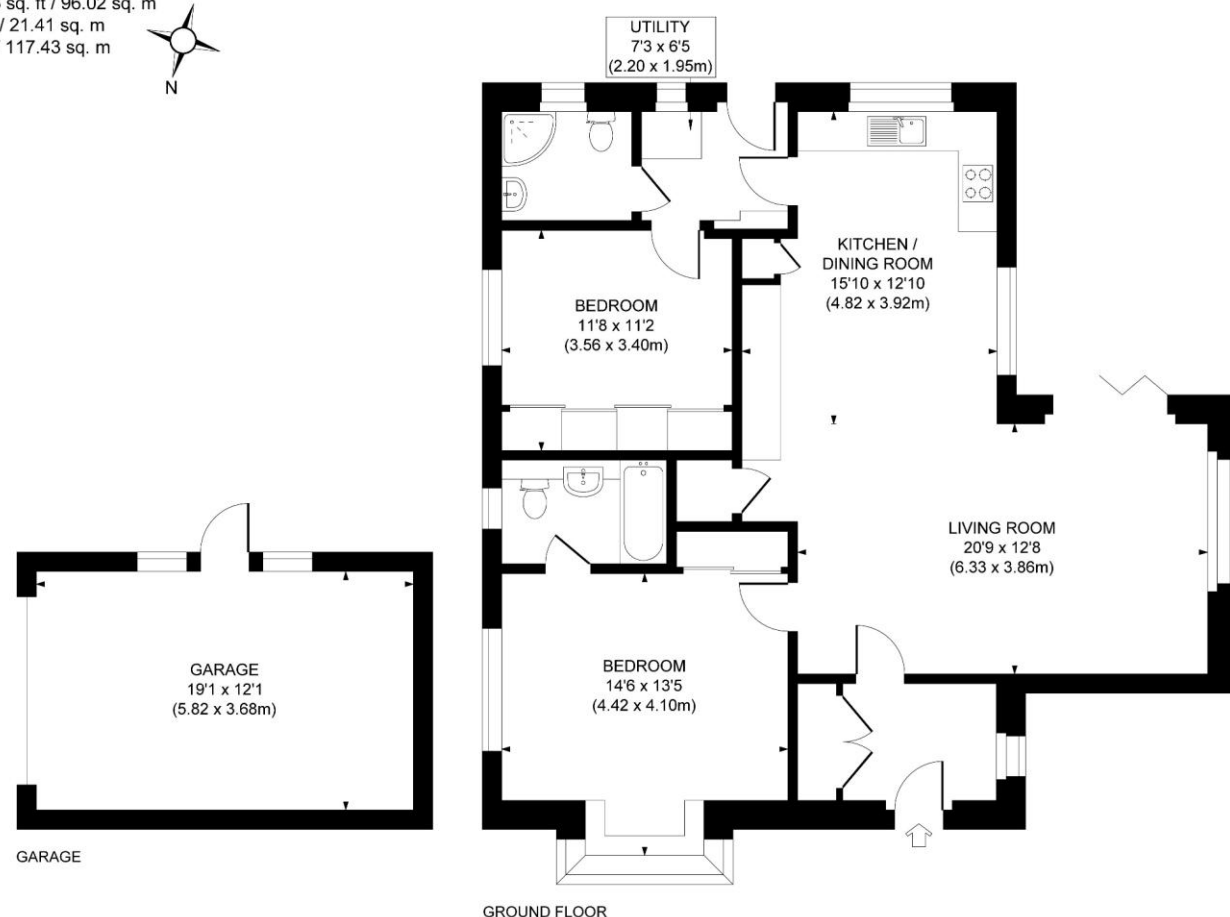
Local Authority

Guildford Borough Council: 01483 505050.

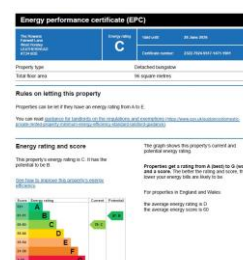


Approximate Gross Internal Area

Main House 1,033 sq. ft / 96.02 sq. m
Garage 230 sq. ft / 21.41 sq. m
Total 1,263 sq. ft / 117.43 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.



**Rowans, Fairwell Lane, West Horsley,
Surrey, KT24 6DE**

Nestled in a peaceful lane within the heart of West Horsley village, a modern and well-presented two bedroom detached two-bedroom bungalow, enjoying rural views with a westerly backing garden.



THE PROPERTY

Nestled in a peaceful lane within the heart of West Horsley village, this detached two-bedroom bungalow, built within the last decade, offers an exceptional lifestyle with scenic views. Step inside to discover inviting open-plan living accommodation, designed to maximise light and space, with lovely vistas across adjoining fields and a predominantly westerly aspect. The well-appointed kitchen area is perfect for home entertaining, complemented by a practical utility room for added convenience. The main bedroom is an excellent double room featuring a spacious en-suite bathroom, providing a private retreat. The second double bedroom benefits from an extensive range of built-in furniture and an adjoining shower room. Outside, the property is approached via wide double opening five-bar gates leading to a generous driveway, offering ample off-street parking for several vehicles. The wonderful gardens wrap around the property on three sides, meticulously stocked with a diverse array of flower and shrub beds. A delightful terrace at the rear enjoys a particularly sunny aspect and offers charming views across green belt fields. A single garage is situated to the rear of the property. This home is offered with vacant possession, ready for you to move in and enjoy the tranquillity of village life. COUNCIL TAX BAND F.

