



SHERE ROAD

West Horsley, Surrey, KT24



EXCEPTIONAL FAMILY HOME WITH SPECTACULAR VIEWS

A beautifully presented four-bedroom detached family home offering over 1,700 sq ft of flexible accommodation, together with a detached studio, generous driveway parking and a private rear garden, ideally situated in the sought-after village of West Horsley.



Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

Located in the desirable village of West Horsley, offering a peaceful yet well-connected setting for families and commuters alike.

Upon entering the property, a welcoming entrance hall provides access to the principal ground floor accommodation. To the front of the house is a useful study, ideal for home working, whilst a spacious dual-aspect living room enjoys an abundance of natural light and provides an excellent space for both relaxation and entertaining.

The heart of the home is the impressive open-plan kitchen/dining room, fitted with a range of attractive units and offering ample space for family dining. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living during the warmer months. A separate utility room and cloakroom complete the ground floor accommodation.











DESCRIPTION

To the first floor, the principal bedroom benefits from built-in storage and a modern en-suite shower room. There are three further well-proportioned bedrooms served by a contemporary family bathroom.

Externally, the property is approached via a substantial gravel driveway providing off-street parking for several vehicles. The rear bedrooms feature spectacular views, including London on a clear night.

To the rear, the substantial enclosed garden offers a superb, private setting for families and outdoor entertaining. A particular feature of the property is the detached studio, providing excellent versatility as a home office, gym, hobbies room or ancillary accommodation, subject to any necessary consents

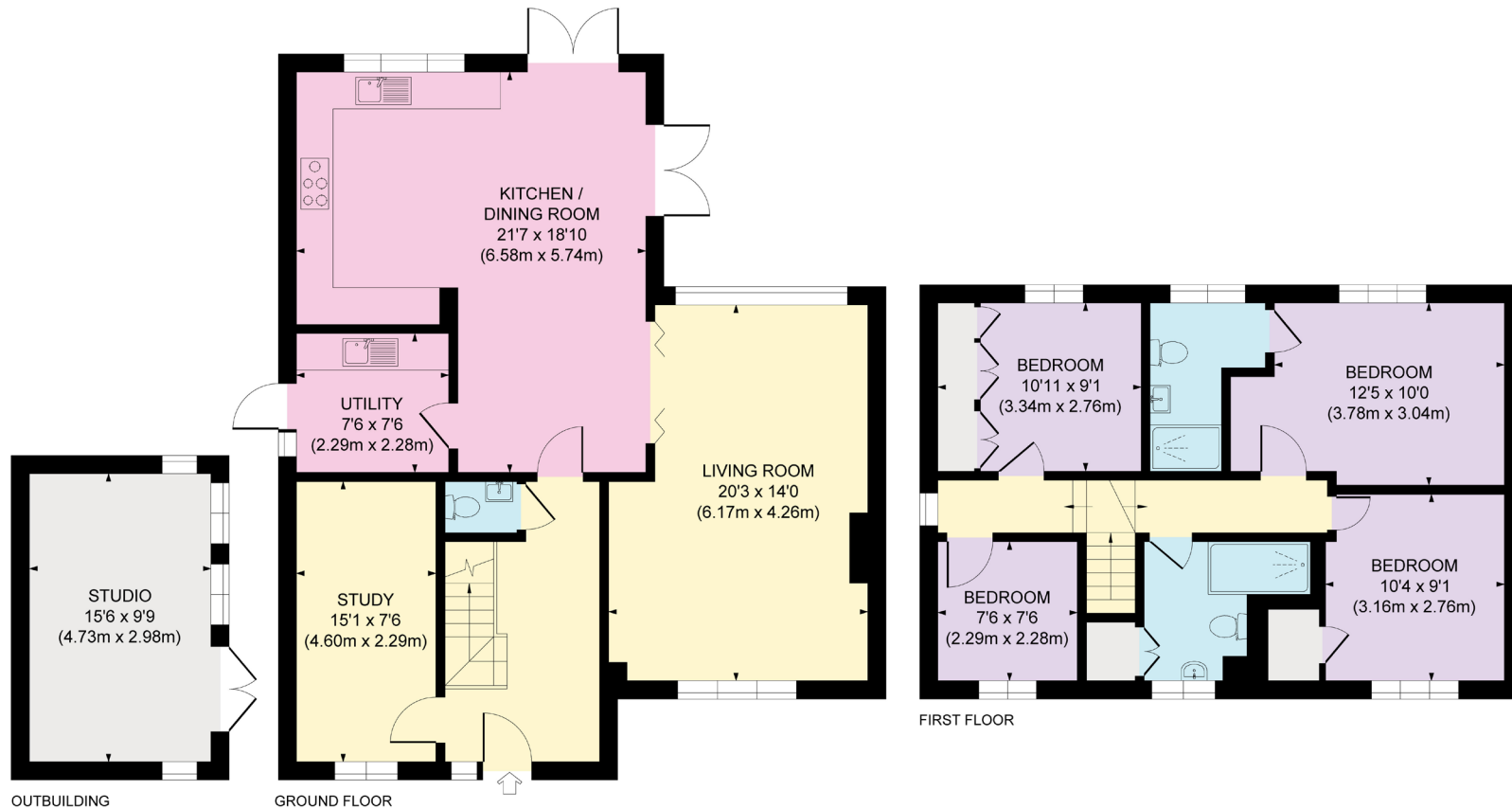
The area benefits from good transport connections, with Horsley Station just 0.9 miles away, providing regular direct services to London Waterloo. The A3 and M25 are also nearby, offering convenient journeys to Central London, Heathrow and Gatwick Airports.





Approximate Gross Internal Area 

Main House 1,552 sq. ft / 144.20 sq. m
 Outbuilding 152 sq. ft / 14.09 sq. m
 Total 1,704 sq. ft / 158.29 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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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