Wills & Smerdon
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1933

10 Kenyons

West Horsley, Surrey KT24 6HX

We are delighted to offer for sale this detached 4/5 bedroom chalet style bungalow, brought to the market having been substantially improved by the current owners to provide spacious & well laid out accommodation suited for many different lifestyles, and offered to the market with No Onward Chain.

10 Kenyons

West Horsley, Surrey

Set within this tranquil no through road location and only a short stroll from the local Pubs, the property is within the Raleigh School catchment and just a 1.2 mile walk to Horsley main village and station (1.6 miles by car).

The current owners have carried out a number of enhancements to the home, including the provision of a refitted ground floor shower room and updating the loft space to provide accommodation to the first floor.

Once across the threshold the central hallway leads through the property, giving access to the ground floor day spaces to one side and the bedrooms & fully fitted shower room with walk-in shower, WC & hand basin to the other, with timber staircase giving access to the first floor.

The impressive Kitchen/Dining Room is a real 'hub of the home' with bi-fold doors opening onto the wrap around garden. There is space for dining table & chairs, along with a fully fitted kitchen and separate Utility Room. Double doors give access to the front lounge area, with large windows overlooking the front of the property, providing an ideal flexible space for family living and entertaining.

The three ground floor bedrooms are all of a good size, with the main bedroom benefitting from a bank of floor to ceiling wardrobes and large picture window overlooking the front.

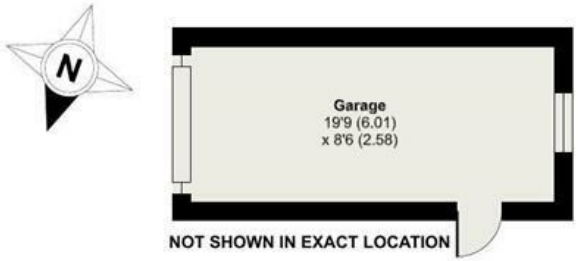
To the first floor there are two generous double bedrooms, one of which has a dressing area, and which share the use of the family bathroom. With velux roof windows providing light and ventilation, these rooms provide a superb addition space which could be used for a number of purposes, depending on the needs of the incoming owner.

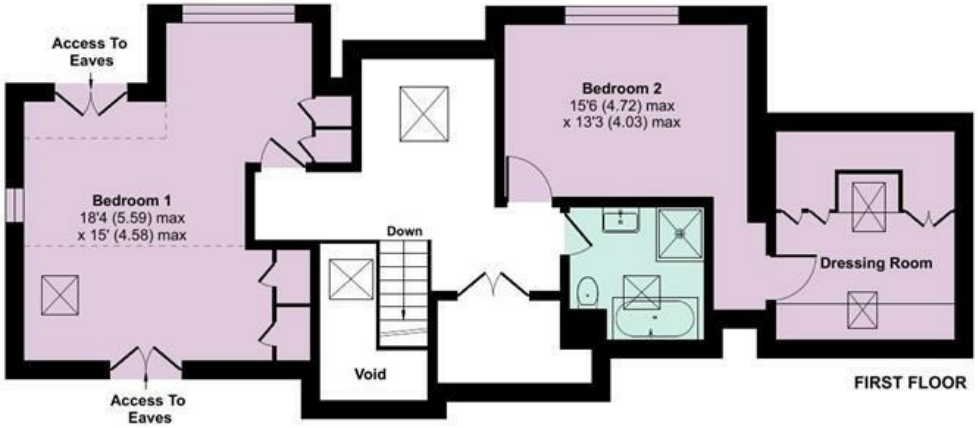
Outside, the detached garage could be divided into a useful store to the front with a gym or home office to the rear with separate access. The block paved frontage provides ample off street parking for a number of vehicles and the rear gardens enjoy a full Westerly aspect being principally laid to lawn with mature beech hedging to the boundaries.

Distances: The Raleigh School: 1.1 miles I Horsley Station (Waterloo 45 mins): 1.2 miles by foot/1.6 miles by car I Guildford: 6 miles I Cobham: 5 miles I A3 Northbound: 3.5 miles I M25: 5.5 miles I Heathrow & Gatwick: 18 & 21 miles respectively I Central London: 28 miles

Approximate Area = 2006 sq ft / 186.3 sq m (excludes void)
Limited Use Area(s) = 87 sq ft / 8 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 2260 sq ft / 209.8 sq m
For identification only - Not to scale

Denotes restricted head height



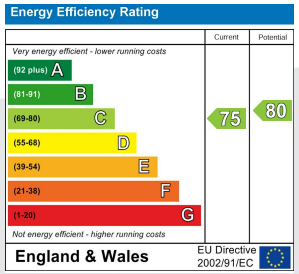


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Wills and Smerdon. REF: 1473491

DIRECTIONS

From our office proceed along Ockham Road North turning left into East Lane which becomes The Street after passing under the bridge. Take the 2nd turning on the right after the Barley Mow PH into Kenyons, taking the right spur whereupon No 10 will be found on the left. What3Words///power.angle.engage

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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