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Atbara, Nightingale Road

East Horsley, Surrey KT24 5DZ

A delightful character home in a premier no through road location, offering 5 bedroom, 3 reception room accommodation, garaging and beautiful mature gardens all set in a plot of approx 0.27 acre. Offered to the market with no onward chain.

Atbara, Nightingale Road

East Horsley, Surrey

Built originally in the early 1930's, this delightful character property has been home for the current owners for over 50 years. This welcoming home is now ready for the next chapter in its history.

The property is approached by a charming cottage style front garden, with off-street parking in front of the garage, and a gently meandering paved pathway leading to the vine covered porch, with recessed alcove and period oak front door.

Once across the threshold, the main accommodation radiates from the welcoming central reception hall, with useful guest WC and turning staircase to the first floor.

The sunny sitting room has a delightful bay window to the front and is accessed from a door from the reception hall. The family room leads directly off the sitting room or separately from the main hall as required. This room has a triple aspect, open fireplace and double French doors onto the attractive rear loggia, with the view over the gardens from the family room being a particular feature of the property. Leading off the hallway is the separate dining room, again a triple aspect room offering a superb space for entertaining or relaxation as required.

The ground floor accommodation is completed by the kitchen, fitted with a range of wall and floor units, and having lobby area and rear door to the garden.

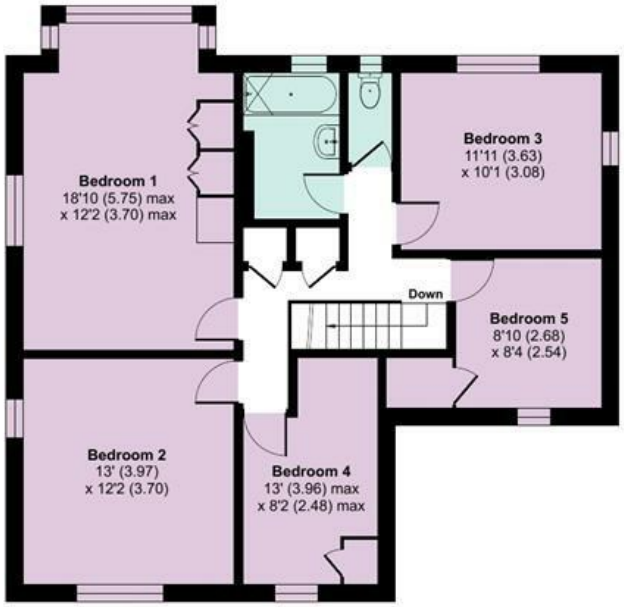
The staircase leads one to the first floor bedroom spaces, where there are 5 bedrooms. The main double bedroom is a good size with built-in wardrobes and cupboard storage and windows overlooking the rear garden. Bedroom 2 is also a good size double, with windows overlooking both the side and front gardens. and there is a family bathroom, with separate WC.

Outside, to the front there is a detached garage with up and over door, gated access to the stunning rear gardens, and a former air raid shelter currently used for outside storage.

The gardens are a true delight, with a range of mature trees, shrubs and lawned areas, along with a useful timber storage shed, and extend from the rear of the house for approximately 150', giving a wonderful Sylvan backdrop to this lovely home.

Annual Road Charge £200.00

Approximate Area = 1742 sq ft / 161.8 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1899 sq ft / 176.3 sq m
For identification only - Not to scale



FIRST FLOOR

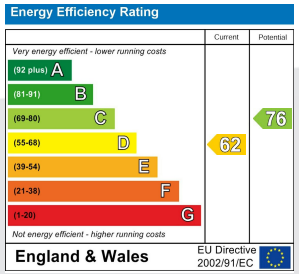
GROUND FLOOR

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: 1433186

DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South turning left into Forest Road after approx. 0.3 mile. Continue along Forest Road, taking the 5th turning on the right into Nightingale Road. After approximately 250 yards, go passed the turning into Hooke Road, where the driveway to Atbara will be found 3rd house on the left hand side, What 3 words///tiger.oasis.film

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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