Wills & Smerdon
Sales • Lettings • Management
1933



Fairdale, Chalk Lane

East Horsley, Surrey KT24 6TJ



A spacious detached chalet style bungalow with over 2,000 sq ft of accommodation, including a fabulous open plan kitchen/dining/day room and generous utility room, all set in a 0.338 plot and nestled in this wonderfully tranquil location just 500 yards from Little Waitrose and the Duke of Wellington PH.









Fairdale, Chalk Lane

East Horsley, Surrey

We are delighted to bring to market this exceptionally well presented chalet style bungalow which delivers 2,045 sq ft of accommodation, situated in the most tranquil 0.338 Acre grounds.

In a lovely tucked away spot off Chalk Lane, the property sits almost centrally within its plot, affording a private landscaped frontage with a real country feel.

Once over the threshold, the size of the rooms are beautifully in balance with generous proportions throughout. The entrance hall, complete with atrium ceiling, brings cascades of light into this space which flows through to the reception hall and opens into the main lounge.

This principal reception has a wood burning stove centrally to the main seating space with an additional seating area with a library wall of built in bookshelves.

The next stop is the hub of the home which includes a comprehensively equipped Shaker style kitchen and granite work surfaces which is semi open-plan to the combined dining and informal seating area, which has both bi-fold doors to the terrace and another atrium ceiling to maximise light on even the dullest of days!

Beyond the kitchen to the front is a generous sized utility room which connects to the driveway with a ramped access, and to the rear is the guest bedroom suite with en-suite bathroom and double doors onto the terrace, these spaces combined potentially making for an independently accessed annexe space if so required. The ground floor spaces are completed with a guest cloakroom from the reception hall, and the main bedroom suite which occupies the whole of the West flank of the house with a range of wardrobes, full en-suite shower room and again double doors to the terrace.

From the reception hall is a staircase which rises to the first floor where there is a 3rd bedroom and adjoining shower room with front facing dormer window and skylight within the roof space, which is undoubtedly where there is potential for further growth of the home if ever desired, subject to the usual consents.

Just as with the interior, the outside spaces have been thoughtfully designed to provide easy access to the landscaped gardens to create a country feel in the gardens without too much maintenance required. Featuring a sun terrace across the rear of the house leading onto manicured lawns, and bounded by expert planting and mature boundaries for all year round privacy.

Brought to the market with no onward chain, an internal viewing to enjoy both the spaces and ambience of this home is highly recommended.



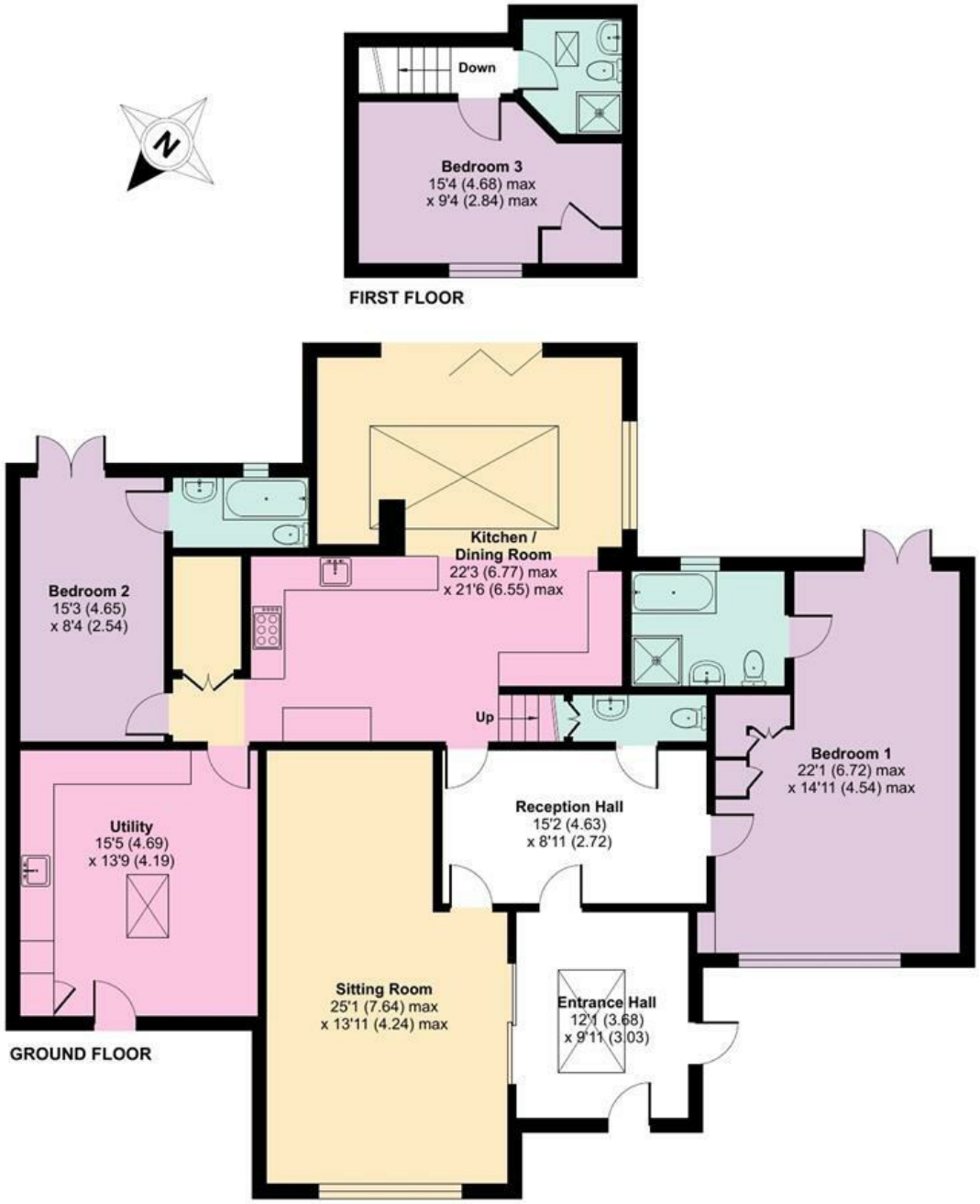






Approximate Area = 2045 sq ft / 189.9 sq m

For identification only - Not to scale



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: 1450157



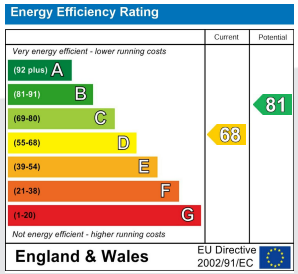





DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South to the A246 junction, turning left in the direction of Effingham. At the sharp left hand bend in the road about 100 yards past the Shell petrol station/Little Waitrose, take the right hand turn into Chalk Lane where the driveway to Fairdale will be found 5th on the left, bearing right at the top of the rise. what3words: ///yards.admiral.served

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

W & S 1933

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN **T** | 01483 284141

E | enquiries@willsandsmerdon.co.uk **W** | willsandsmerdon.co.uk