



Old Timbers, Shere Road, West Horsley, Leatherhead
Surrey

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& PARKER**

BNP PARIBAS GROUP

Old Timbers, Shere Road, West Horsley, Leatherhead, Surrey KT24 6EW

A stunning detached property with up to five bedrooms, outbuildings and extensive grounds, in a sought-after village location

Horsley mainline station 2.8 miles (43 minutes to London Waterloo), M25 (Jct 10) 5.9 miles, Guildford town centre 5.7 miles, Central London 27 miles

Reception hall | Drawing room | Family room
Study | Dining room | Kitchen | Breakfast room
Utility | Cloakroom | 4/5 Bedrooms, 1 en suite
Family bathroom | Shower room | WC
Barn | Stables | Hay barn | Kennels | Fresco
with pool changing | Shed | Garage | Garden
EPC rating D

The property

Old Timbers is a handsome detached property with impressive red brick, tiled and timbered elevations, with more than 2,500 square feet of flexible living space with light, airy reception rooms and elegant décor throughout, sitting in approximately 2 acres. The 28ft, triple aspect drawing room with its grand original fireplace and French doors opens onto the west-facing rear garden. Adjoining the drawing room is the versatile formal dining room and adjacent to the kitchen and dining area is a spacious family room with French doors to the garden, offering a wealth of living and entertaining space. The heart of the home is the kitchen and dining area, a splendid space for family time and informal dining. Designed with contemporary wooden units, integrated appliances, Aga, as well as space for a sizeable dining table by the feature bay window.

Upstairs there are four well-presented double bedrooms, each with built-in storage.

Bedroom 2 is en suite and a family bathroom, separate WC and luxury shower room with dual washbasins, serve the further bedrooms. Additionally, the first floor has a useful study, which could be converted into a fifth bedroom if required.

Outside

Gates to the entrance of Old Timbers open onto a sheltered gravel driveway with ample parking for several cars and direct access to the large garage, with doors to both the front and rear aspects, allowing access to the gardens and outbuildings behind the house. The outbuildings comprise two barns, a shed, kennels and a stables block. There is a further outbuilding with entertaining, BBQ and changing facilities for the heated outdoor swimming pool. Encompassing the pool is a paved terrace, ideal for sunbathing or al fresco dining, gardens with rolling lawns and borders to the rear extend to paddocks and glorious distant countryside views.

Location

Located in the village of West Horsley, within easy reach of the local amenities, including shops and a railway station, which provides commuter services to London Waterloo in about 43 minutes. East and West Horsley are on the northern edge of the Surrey Hills, an Area of Outstanding Natural Beauty. Easy access to the A3, leads to the M25, national motorway network and Heathrow and Gatwick Airports. Guildford is about seven miles to the west and provides extensive shopping, educational and recreational facilities, including The Surrey Sports Park, The Spectrum Leisure Centre and the Yvonne Arnaud Theatre. Although convenient in its location for transport links, the property is also close to miles of wonderful open countryside, including Sheepleas Nature Reserve, which is ideal for walking and horse riding and there is extensive Forestry Commission land in easy reach. Local golf courses include Effingham, The Drift and Clandon Regis. Schools in the area include The Raleigh, St.Teresa's, Glenesk, Cranmore, Manor House, Guildford High, Tormead and RGS.





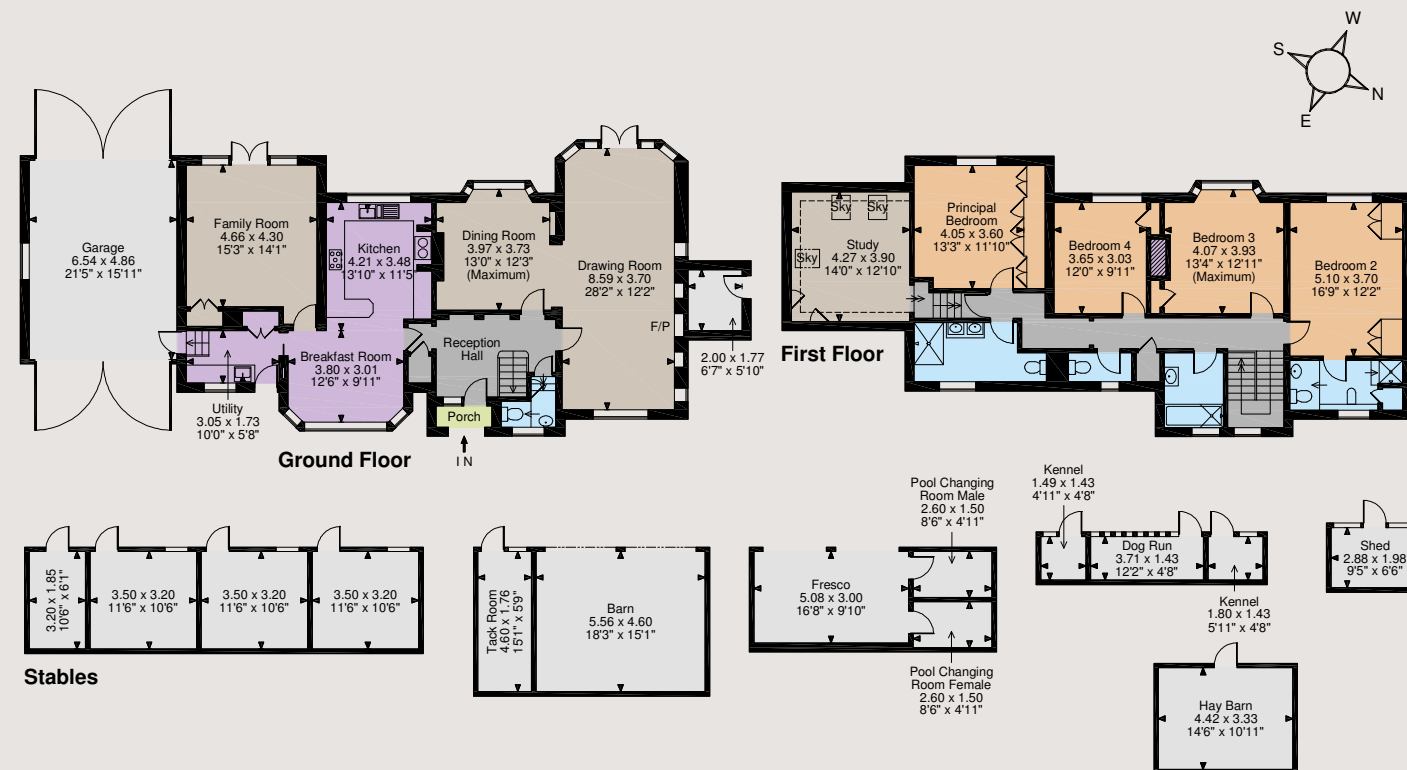








Floorplans
 Old Timbers Shere Road, West Horsley
 Main House internal area 2,605 sq ft (242 sq m)
 Garage internal area 342 sq ft (32 sq m)
 Outbuildings internal area 996 sq ft (93 sq m)
 Stables internal area 441 sq ft (41 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

Leave Strutt & Parker's Guildford branch and turn left onto High Street (A3100). At the roundabout, take the second exit onto Epsom Road (A246) and continue straight for just over two miles. At the next roundabout, take the second exit onto Epsom Road (A25) and then go straight over the following roundabout. Continue for another three miles and then, at the roundabout, take the third exit onto Shere Road. After approximately half a mile, the property will be on the right

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains electricity, gas and water.
 Private drainage (full details to be provided on request)

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £2,570,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

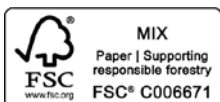
01483 306565

guildford@struttandparker.com
 struttandparker.com

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