

Lansdowne, Silkmore Lane  
West Horsley, Surrey



Strutt  
& Parker

Land and property. Since 1885.

## A charming village home set in delightful gardens, with light, airy and versatile accommodation, within easy reach of a wealth of amenities and the glorious landscape of the Surrey Hills

Lansdowne is an attractive property offering more than 1,700 sq ft of accommodation, combining characterful detail with modern touches to create a comfortable and well-appointed home. The accommodation is flexible and well suited to a range of requirements. A central hallway with exposed wood flooring runs through the ground floor, extending into the principal reception rooms. To either side are two well-proportioned rooms, currently arranged as a ground floor bedroom and a sitting room with a fireplace, both benefiting from bay windows which provide good natural light. To the rear, the generous kitchen/dining room forms the heart of the house, with French doors opening onto the garden. The kitchen is fitted with modern white cabinetry, a range cooker and complementary tiling, with space for informal dining.

Further ground floor accommodation includes an additional reception room, currently used as a home office but equally suited as a formal dining room, together with a bright conservatory providing a versatile living space with views over the garden.

On the upper level there are two well-sized bedrooms and a contemporary shower room. This is supported by a family bathroom on the ground floor. Eaves storage and a boarded loft space add further practicality.

The gardens are well established and provide a pleasant outdoor setting, with a variety of shrubs, perennials and mature trees. There are several seating areas and terraces positioned to take advantage of the south-easterly aspect. The front garden is attractively arranged, with planted borders flanking a pathway leading to the entrance, alongside a five-bar gate providing vehicular access.



### Location

The property lies in a desirable position on Silkmore Lane, in the sought-after Surrey village of West Horsley, surrounded by attractive countryside yet within convenient reach of local amenities. The village offers a range of everyday facilities including a village shop, public house and railway station, while more extensive shopping, leisure and cultural amenities are available in nearby Guildford, approximately six miles to the south-west. Schooling in the area is particularly well regarded, with a number of highly regarded independent schools nearby including Cranmore School, St Teresa's School, Tormead School, Guildford High School, The Royal Grammar School and Charterhouse. Communications are excellent, with Horsley station providing regular services to London Waterloo, and the A3 offering access to London, the M25 and the wider motorway network

Postcode region: KT24

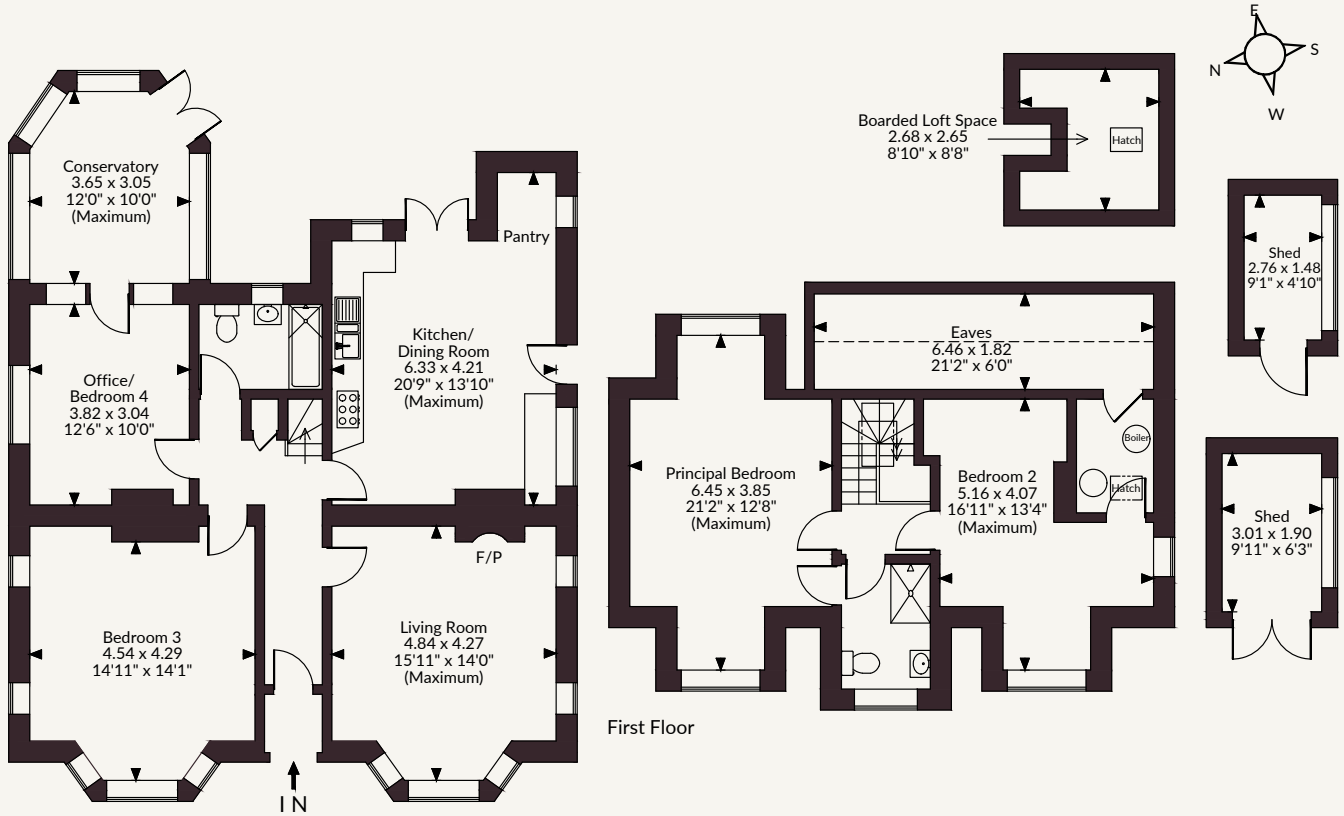
### General

Local Authority: Guildford Council  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
Services: All mains services  
Council Tax: Band G  
EPC Rating: D

**1,749 sq ft (163 sq m)**  
**3 reception rooms**  
**3/4 bedrooms | 2 bathrooms**  
**Garden**  
**Village**  
**Freehold**

**Guide price £1,150,000**





Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8686606/MJH

## Strutt & Parker Guildford

215 High Street, Guildford, GU1 3BJ

01483 306565 | [guildford@struttandparker.com](mailto:guildford@struttandparker.com)



@struttandparker struttandparker.com

**Strutt & Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.