

Lansdowne, Silkmore Lane
West Horsley, Surrey



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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.

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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

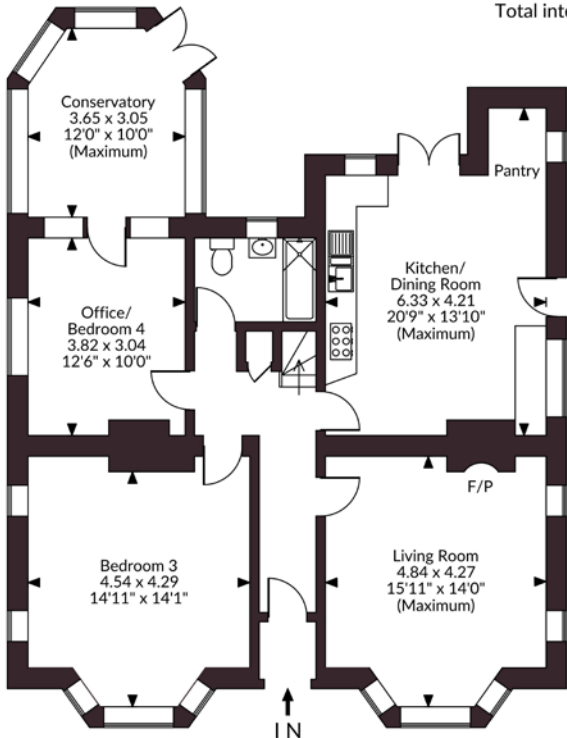
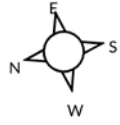
Local Authority: Guildford Council
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Services: All mains services
Council Tax: Band G
EPC Rating: D

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

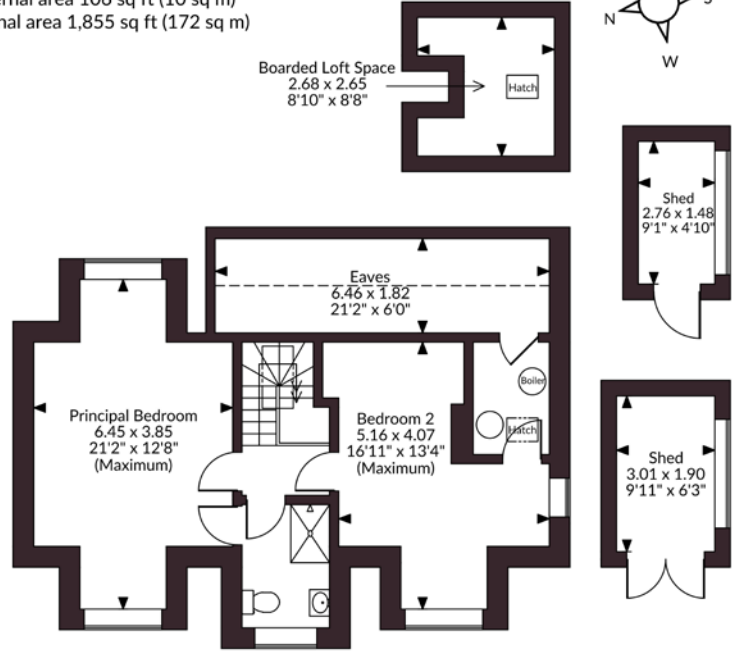
Guide price £1,250,000



Lansdowne Silkmore Lane, West Horsley
 Main House internal area 1,749 sq ft (163 sq m)
 Shed internal area 106 sq ft (10 sq m)
 Total internal area 1,855 sq ft (172 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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