



Hornbeam, 174 The Street, West Horsley, Leatherhead
Surrey

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Hornbeam

174 The Street, West Horsley, Leatherhead, Surrey KT24 6HS

In a secluded setting, a charming period property with extensive accommodation including a detached annexe and games room

East Horsley 1.7 miles, Horsley train station 1.7 miles (London Waterloo from 49 mins), M25 (Jct 10) 5.2 miles, Guildford 5.6 miles, Leatherhead 7.3 miles, London Heathrow Airport (T5) 18 miles, London Gatwick Airport 27 miles, Central London 28 miles

Reception hall | Reception room | Dining room | Kitchen/breakfast room | Utility Pantry | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family room | Family bathroom | Shower room | Lift | Double garage with floor above | Double car port | Detached, self-contained period barn conversion | Log store | Swimming pool | Garden extending to 0.57 acre | EPC rating E

The property

With its attractive, period architecture, Hornbeam offers 3115 sq. ft of characterful accommodation, with the potential for enhancement and an interior layout which offers versatility and functionality. Vintage features include exposed and painted beams and posts, historic fireplaces and parquet flooring, with the ground floor rooms comprising a generous reception room, a formal dining room with bay window alcove, a family room and a roomy reception hall. The kitchen/breakfast room is fitted with timber cabinetry with newel posts and stone work surfaces, whilst ancillary space is provided by adjoining utility room and pantry.

The first floor rooms provide five bedrooms, including the spacious principal room which features part-vaulted ceiling with exposed beamed framework and offers an en suite bathroom. The second room has a range of built in wardrobes and one other room is the upper level arrival point of the lift from the ground floor dining room. A family bathroom with classic fittings and a modern shower room are also situated on the first floor. Supplemental accommodation includes a floor above the double garage and car port and a detached period barn, converted to provide a self contained property on a separate title with the address of 172 The Street.

Outside

The garden and grounds at Hornbeams are landscaped to provide several outdoor zones, including a swimming pool setting with paved surround and evergreen hedge enclosure. There are lawned areas and rows of evergreen saplings. An archway adorned with climbing plants marks the access onto a grassed garden with gravelled pathway and curved, paved terrace, whilst a covered area outside the garaging provides a sheltered spot for leisure and games. The property is approached via a timber, five-bar gate onto a gravelled driveway which is flanked by hedging and leads to an expanse of gravel for the provision of parking for numerous vehicles.

Location

The property is situated in the historic, rural village of West Horsley at the gateway to the picturesque Surrey Hills between Guildford and Cobham. Local amenities include a deli, store and a post office, as well as a public house and well-regarded Cranmore School with additional facilities on offer in nearby East Horsley. Shopping, leisure and cultural facilities can be found in Cobham, Guildford, Dorking and Leatherhead and further well-regarded independent schools include St Teresa's School, Reed's School, St John's School and Tormead.







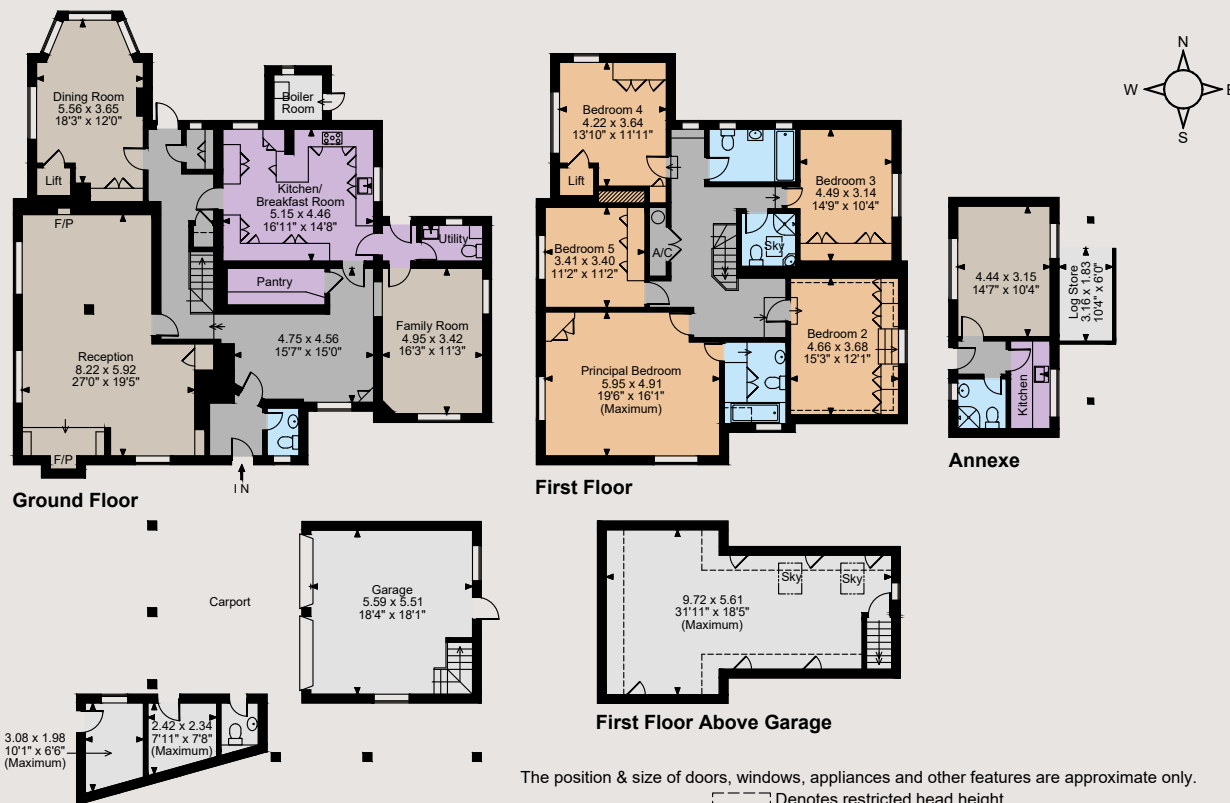






Floorplans

Hornbeams, The Street, West Horsley
Main House internal area 3,115 sq ft (289 sq m)
Garage Building internal area 687 sq ft (64 sq m)
Outbuildings internal area 205 sq ft (19 sq m)
Annexe internal area 257 sq ft (24 sq m)
Total internal area 4,264 sq ft (396 sq m)



The railway station in Horsley provides regular rail services to London and Guildford, whilst road users have straightforward access to join the A3, M25 and A24 for onward journeys.

Directions

To the east of Guildford, follow the A246 to the A25 and then re-join the A246 in the direction of Leatherhead. Continue through East Clandon and at the roundabout take the 1st exit to West Horsley. Follow The Street for approximately 0.7 mile where the property will be found on the right.

General

Local Authority: Guildford Borough Council
Tel: 01483 505050

Services: Mains water, gas, electricity and drainage.

Council Tax: The property is in Tax band H

Tenure: Freehold

Guide Price: £2,250,000

Guildford

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