



16 Woodside, West Horsley, Leatherhead, Surrey

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# 16 Woodside West Horsley, Leatherhead, Surrey KT24 6NA

A beautifully presented 3-bedroom family home in the popular village of West Horsley

Horsley mainline station 1.4 miles (43 minutes to London Waterloo), M25 (Jct 10) 4.5 miles, Guildford town centre 6.5 miles, Central London 26 miles

Sitting room | Study | Kitchen/Dining room  
Utility | Cloakroom | 3 Bedrooms | Family bathroom | Garden office | Garden | EPC rating TBC

## The property

16 Woodside is a stylishly appointed terraced house, that offers elegant accommodation, with high-quality fittings and understated, neutral styling throughout.

A welcoming light and airy entrance hall leads to a well-proportioned sitting room with wooden flooring, multifuel stove, built-in shelving and bi-fold doors allowing for a seamless transition to the open-plan kitchen and dining area. This generous everyday living space has a large ceiling lantern and bi-fold doors leading onto the terrace and garden. The kitchen itself has shaker-style units, a central island with a breakfast bar, integrated appliances and space for a dining table. Also on the ground floor is a useful study for home working. Upstairs there are three comfortable bedrooms, all of which have fitted storage. The first floor also has the family bathroom, with its over-bath shower. The property benefits from air conditioning in all three bedrooms, the kitchen/diner and garden office.

## Outside

At the front of the property there is a gravel parking area with space for several vehicles and a picket fence and gate leading to the front garden. The garden to the front is laid to lawn, with hedgerow borders and a paved pathway providing access to the house. At the rear, the garden features paved terracing, which is ideal for al fresco dining, an area of lawn and at the end of the garden, a timber deck with a pergola and a hot tub. There is also a detached utility room and a garden office with double doors opening onto the garden.

## Location

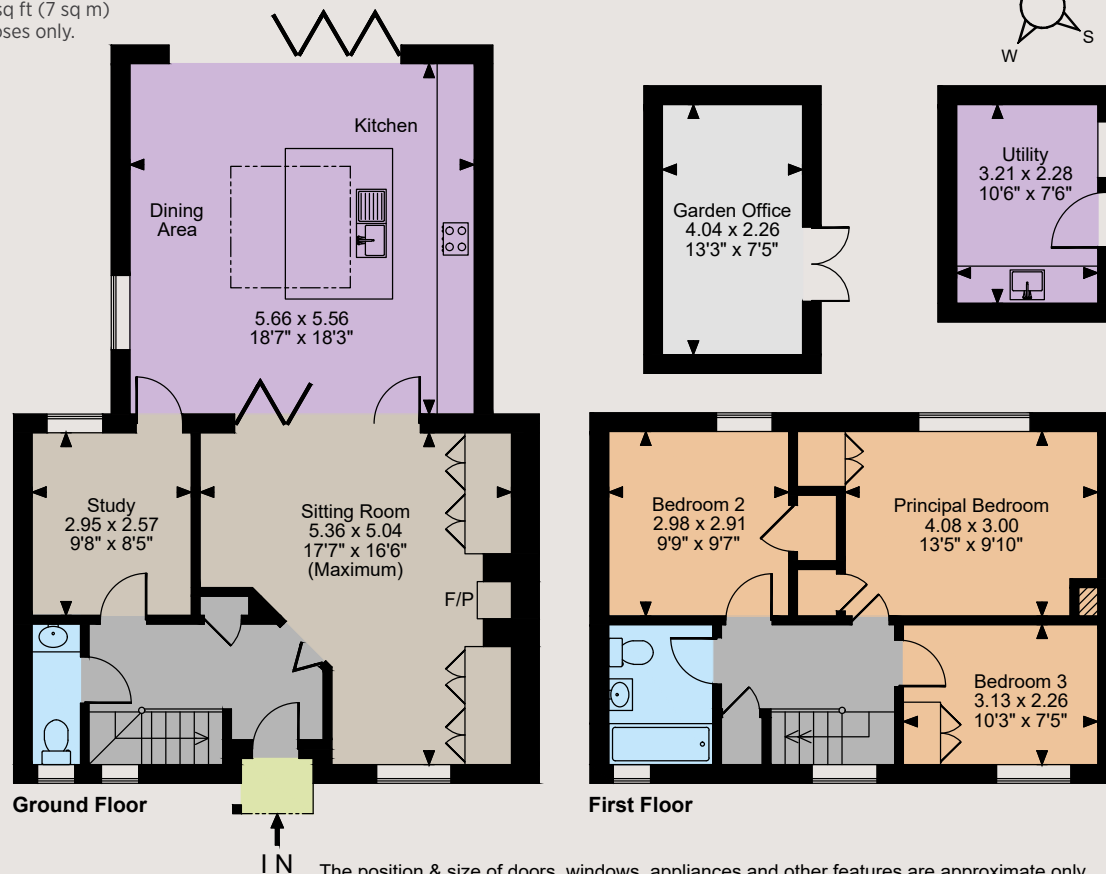
The property is located in a sought-after position on the edge of the village of West Horsley, within easy reach of the local amenities, including shops and a railway station, which provides commuter services to London Waterloo in about 43 minutes. West Horsley is on the northern edge of the Surrey Hills, an Area of Outstanding Natural Beauty. There is easy access to the A3, which in turn leads to the M25, national motorway network, 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 Shepleas Nature Reserve, which is ideal for walking and horse riding. Schools in the area include The Raleigh School in West Horsley, St.Teresa's at Effingham, Glenesk in East Horsley, Cranmore in West Horsley, Manor House at Bookham, Guildford High, Tormead and The Royal Grammar School in Guildford. Local golf courses are Effingham Golf Club, Drift Golf Club and Clandon Regis.







Floorplans  
 Woodside, West Horsley, Surrey  
 Main House internal area 1,249 sq ft (116 sq m)  
 Garden Office internal area 98 sq ft (9 sq m)  
 Utility internal area 79 sq ft (7 sq m)  
 For identification purposes only.



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

From Guildford town centre, take the A246/ Epsom Road and continue for just over 2 miles, before continuing straight ahead at the roundabout onto the A25/Epsom Road. Continue for a further 3 miles, then take the first exit at the roundabout in West Horsley. After 1.2 miles, turn left onto Long Reach and then turn right onto Woodside. You will find the property at the end of the cul-de-sac.

## General

**Local Authority:** Guildford Borough Council  
**Tel:** 01483 505050  
**Services:** Mains water, gas, electricity and drainage.  
**Council Tax:** The property is in Tax Band E  
**Tenure:** Freehold  
**Guide Price:** £875,000

## Guildford

215-217 High Street, Guildford, GU1 3BJ  
**01483 306565**

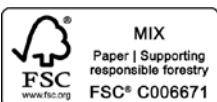
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