





# The Street, West Horsley, Leatherhead, Surrey

Immerse yourself in the idyllic charm of West Horsley with this four bedroom detached family home. Whether you're seeking a spacious retreat or a prime location for your growing family, this property offers the perfect blend of comfort and convenience.

## Highlights:

- Generous living space: Spread across four bedrooms, this versatile home provides ample room for everyone to relax and unwind.
- Detached design: Enjoy the privacy and tranquillity of a detached property, offering a sense of peace and seclusion.
- Family-friendly atmosphere: The layout is designed with families in mind, fostering togetherness and creating lasting memories.
- West Horsley charm: Situated in the picturesque village of West Horsley, you'll be surrounded by beautiful scenery and a quintessential village atmosphere.

## Further Details to Consider:

- The potential: There might be scope for further enhancements or extensions (subject to planning permission).
- Outdoor space: Gardens, patios, ideal for enjoying the fresh air and sunshine.

Freehold

Council tax band G

- Ensuite to principal bedroom
- 21' living room
- Detached family home
- Four bedrooms
- Utility room and downside WC
- Driveway parking with double garage and electric door
- Village location
- Countryside views
- 18' kitchen/dining room



# Floorplan

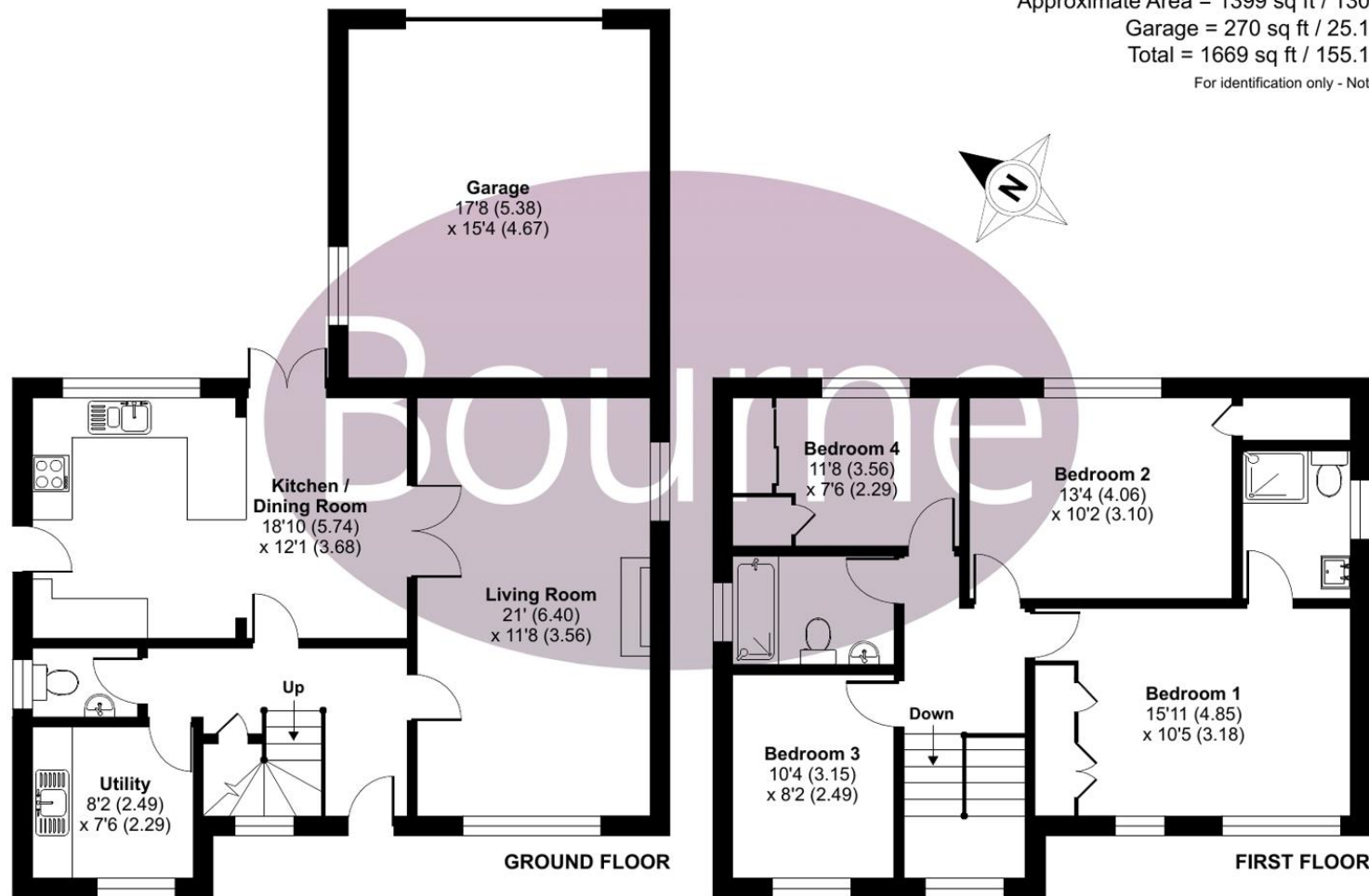
## The Street, Leatherhead, KT24

Approximate Area = 1399 sq ft / 130 sq m

Garage = 270 sq ft / 25.1 sq m

Total = 1669 sq ft / 155.1 sq m

For identification only - Not to scale

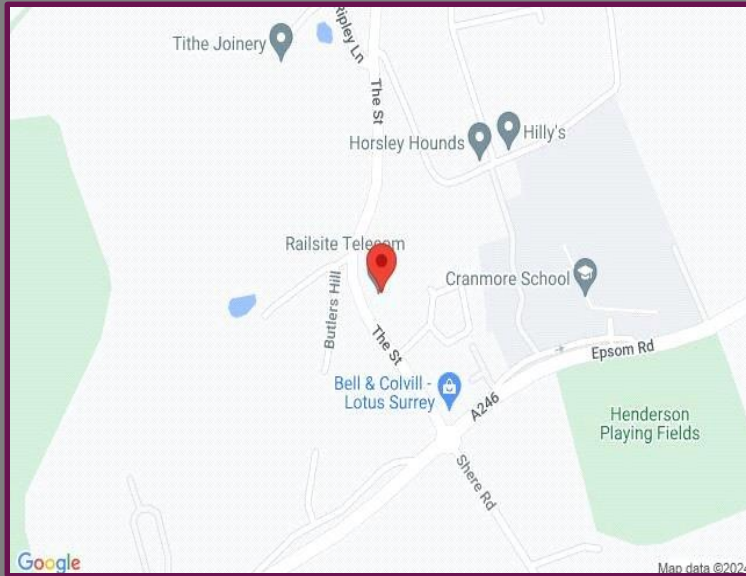


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1108277



# Location

Nestled in the heart of the charming village of West Horsley, Surrey, Japonica offers an idyllic countryside lifestyle. There are local shops, esteemed schools, and the scenic beauty of the surrounding countryside. Golf enthusiasts will appreciate the proximity to golf clubs, including The Drift. For those seeking the vibrancy of larger towns, excellent transport connections seamlessly link you to nearby towns such as Guildford and Leatherhead.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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