



Waiheke, Woodland Drive
East Horsley, Surrey KT24 5AN



An elegant home delivering over 1,878 sq ft of space in 0.273 Acre grounds, situated in this sort after premier Private Road.

4 Bedrooms - 2 Shower Rooms - Generous Hall - 2 Reception Rooms - Kitchen/Breakfast Room - Garage - Just over 1/4 Acre Plot - 200 Yards to Cricket Ground & Tennis Club - Potential to extend STPP





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East Horsley, Surrey

Wills & Smerdon are delighted to bring to the market this landmark detached bungalow, occupying an enviable position on one of the village's most sought-after private roads in the heart of East Horsley. Lovingly cared for by the current owner for almost 58 years, this is a rare opportunity to acquire a substantial home in a truly exceptional setting.

The accommodation is thoughtfully arranged and begins with a spacious entrance hall, leading through to a superbly proportioned triple-aspect sitting room which flows seamlessly into the dining room. These impressive reception spaces are bathed in natural light thanks to an abundance of full and half-height picture windows, an attractive architectural feature that is repeated throughout the home.

The generously sized kitchen/breakfast room is ideal for both everyday living and entertaining, offering a comprehensive range of fitted units and integrated appliances, together with direct access to the rear garden.

The bedroom accommodation comprises three excellent double bedrooms and a fourth single bedroom, all benefiting from built-in wardrobes. Two well-appointed shower rooms serve the property, while a number of useful storage cupboards are located off the hallway.

Occupying an elevated plot extending to approximately 0.273 acres, the property enjoys beautifully established gardens, carefully positioned to make the most of the sunny aspect throughout the day. Attractive seating areas are surrounded by well-maintained lawns and mature hedging, creating a peaceful and private setting. To the front, a generous sloping driveway provides ample off-road parking for several vehicles and leads to the attached garage.

One of Waiheke's most appealing features is its superb location. Just 200 metres away is direct access to Horsley Cricket Ground and the private tennis club beyond, offering wonderful recreational facilities almost on the doorstep. In the opposite direction, the village centre, with its excellent range of shops, cafés and amenities, together with East Horsley mainline station providing services to London Waterloo in approximately 45 minutes, is just a 0.6-mile stroll away.

Offering generous accommodation, mature gardens and an unrivalled private road location, Waiheke presents a wonderful opportunity for discerning purchasers seeking a forever home in one of East Horsley's premier addresses. An early viewing is highly recommended.

Additional Information:

All mains services connected

Private road service charge: approximately £400 per annum (TBC)



Approximate Area = 1726 sq ft / 160.3 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1878 sq ft / 174.4 sq m

For identification only - Not to scale





DIRECTIONS

From our offices in Station Parade head along the Ockham Road South, turning left at the junction with Forest Road, where Woodlands Drive will then be found a short distance along on the right hand side. Continue along Woodlands Drive where the driveway to Waiheke will be found after the second roundabout on the left hand side. What3Words ///tens.amount.stump
Tenure: Freehold Council tax band: G

Tenure: Freehold. Guildford Borough Council Band G

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