



Nightingales, 1 Wix Hill Cottages, Off Epsom Road
West Horsley, Surrey KT24 6DY



A charming 19th Century 4 bedroom character home offering a rich blend of original features and modern day amenities, situated in attractive cottage gardens of 0.15 Acre with ample driveway parking.





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We are delighted to bring to market this charming period home which is to be sold for the first time in over 25 years. Understood to have originally been built as Estate cottages for Wix Farm, the property has been sympathetically enlarged and improved over the tenure of the current owners to provide a fabulous balance between the new and old to maintain the atmosphere of the home.

Once across the threshold, the entrance hall with ample storage cupboard space for those all important coats and shoes, leads through to the main sitting room with higher than average ceiling height, a stylish working fireplace, and a large window overlooking the West facing side garden.

From here the slate tiled inner hallway leads to the attractive Shaker style cottage kitchen, with space for all the usual appliances along with plenty of wall and floor units and ample work surfaces. The inner hall continues to give access beyond the large 2nd reception room, where there is a ground floor WC and a stable door to a charming South and East facing courtyard garden.

The ground floor accommodation is completed by the generous lounge/dining room, with electric log burner and leaded casement doors to the front terrace and garden,

Accessed via the front entrance hall, the turning stairs lead to the bedroom accommodation, which comprises 4 bedrooms, 3 with built-in storage cupboards, along with an en-suite shower room to the main bedroom. The accommodation is completed by a useful single 4th bedroom/study and the family bathroom with sun tunnel for natural light.

Outside, the property is approached via a double car width driveway, providing off street parking for several vehicles, beyond which the pretty front gardens provide excellent privacy with specimen mature trees and shrubs, along with paved pathways and seating areas. The gardens wrap around the house to both sides to give access to the kitchen via the attractive courtyard garden and beside the sitting room to the other side, creating options for either sun or shade throughout the day.

Nestled just to the West of West Horsley village, amenities abound, with Cranmore School being only 0.5 mile distant and the outstanding Raleigh School approx. 2 miles away, with a choice of 3 country pubs all in close proximity. The County Town of Guildford is just 6 miles distant, and the Surrey Hills & Sheeps are literally on the doorstep! Viewing highly recommended.



Approximate Area = 1462 sq ft / 135.8 sq m

For identification only - Not to scale





DIRECTIONS

From our offices in Station Parade, proceed south along the Ockham Road South. At the junction with the A246 turn right towards Guildford. Continue over the roundabout next to the Bell and Colvill garage and take the 2nd left after approx. 500 yards into Wix Hill which is on left, there is a lane off to the left called Blakes Lane. Turn along this lane and look for the white painted brick posts immediately on the left. This is the driveway to Nightingales. What3Words ///cafe.then.tamed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

