



White Gates, Shere Road  
West Horsley, Surrey KT24 6EL





An exceptionally well presented bungalow in a convenient location on the edge of the Surrey Hills, and offering flexible accommodation to suit modern family living. No onward chain.





## White Gates, Shere Road

West Horsley, Surrey

White Gates is an appealing and beautifully presented home located on the edge of the Surrey Hills National Landscape, perfect for keen walkers and dog owners. Set beyond a gated driveway behind established hedges, the property sits comfortably in its South-West facing gardens, providing privacy and space.

Once across the threshold the eye is drawn seamlessly through the reception hall to the spacious kitchen/dining/sitting room, with its log burner, atrium skylight and fully fitted kitchen, this delightful open plan space offers an enclosed haven for relaxing or entertaining as preferred, ideal for modern family living with access and views over the attractive south-westerly facing terrace and gardens which span the rear of property.

The property offers flexible accommodation set over a single storey, with the main bedroom having an en-suite shower room, with the 2 further bedrooms sharing the fully fitted family bathroom.

Completing the interior spaces is a useful utility/boot room which benefits from direct access to the paved side terrace for muddy paws etc!

Whilst to the front of the property there is ample gated driveway parking, in addition, there is a useful vehicle access at the rear to the garage/workshop should that be required. The gardens are well laid out providing various spaces for outdoor living along with a summerhouse and established shrubs and planting, making this a lovely space for spring and summer.

There are an abundance of amenities in the area, ranging from superb schools, lovely country pubs and miles of open countryside, yet only two miles away is Horsley Station (Waterloo 45 mins), with the A3 & M25 both close to hand, and equidistant are both Heathrow and Gatwick airports. All in all, an early viewing is highly recommended!

The property benefits from radiator heating to all rooms, with the attic being part boarded and insulated to provide storage options.

We understand there are no road service charges for this property.



Approximate Area = 1202 sq ft / 111.6 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1392 sq ft / 129.2 sq m

For identification only - Not to scale





## DIRECTIONS

From our Offices in East Horsley proceed along the Ockham Road South to the A246, turning right in the direction of Guildford. At the Bell and Colvill roundabout turn left into Shere Road and continue for approximately 200 yards whereupon the driveway to White Gates will be found on the right hand side, before Jeffries Road.///ended.ropes.wiser

