

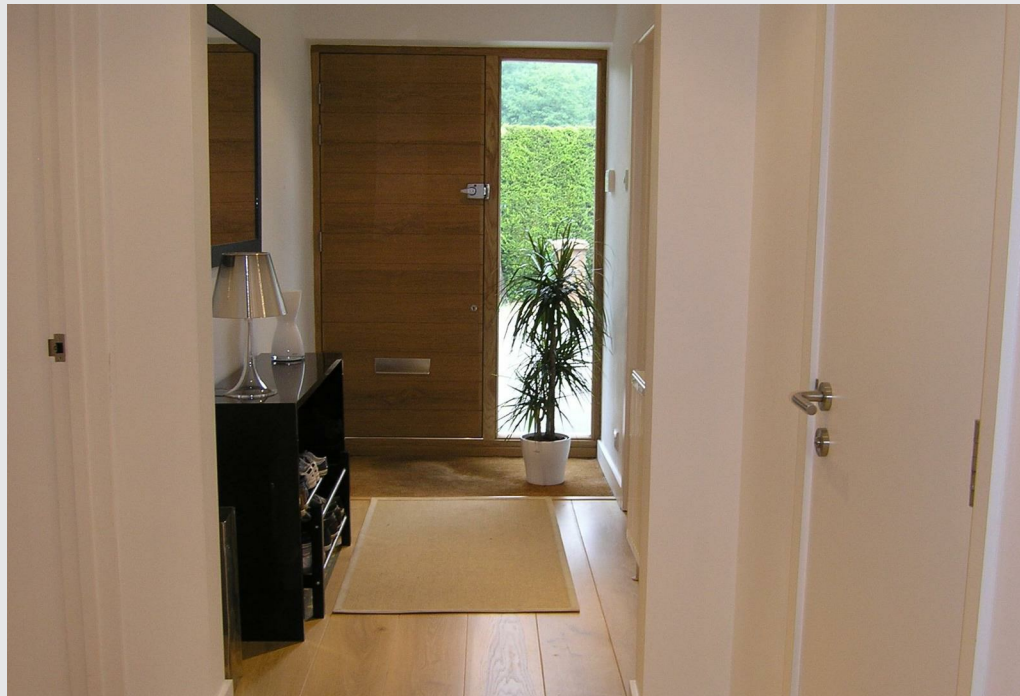


Wiston, Ockham Road South  
East Horsley, Surrey KT24 6RX





A detached contemporary home in a convenient location close to an abundance of amenities, offering spacious and stylish accommodation to suit the needs of modern family life.





## Wiston, Ockham Road South East Horsley, Surrey

We are delighted to bring to market this well appointed 3 bedroom detached contemporary home in a convenient location, having been beautifully refurbished by the current owners over their tenure of ownership,

Tucked behind a mature screening evergreen hedge, the driveway expands to provide ample visitor parking and turning space for a number of vehicles.

Once over the threshold, the spacious reception hall connects all the day spaces of the home. Across the whole width of the house is a superbly proportioned living/dining room with access to the gardens at both ends and a focal point fireplace. The modern high gloss white kitchen/breakfast room with brushed steel accent is comprehensively equipped with ample space for a breakfast table and flowing through to utility area with a further side access, ideal for muddy boots and paws!

The remainder of the ground floor comprises a large separate study/playroom along with a guest cloakroom in the hall, with engineered Oak flooring throughout.

On the first floor there are 3 bedrooms accessible from the spacious landing, the main bedroom having a modern en-suite shower room, with the remaining two bedrooms serviced by a full bathroom, with all bedrooms having built-in storage in situ.

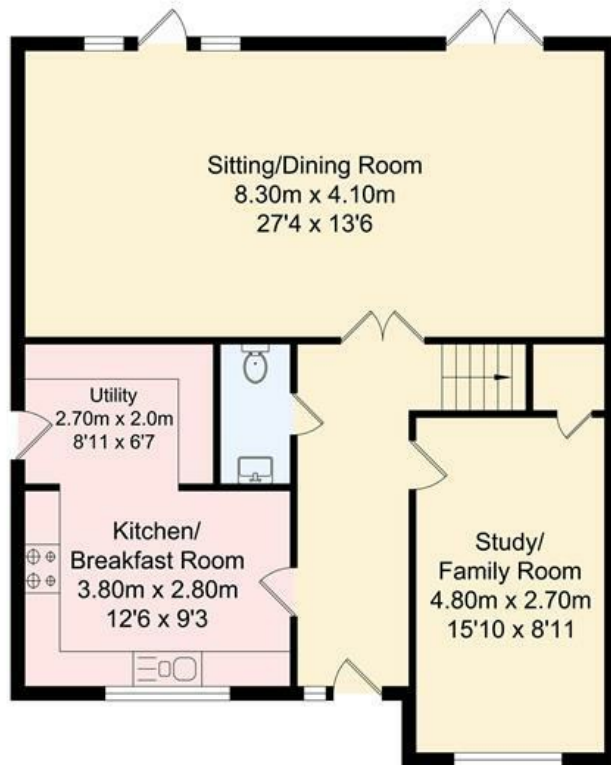
Outside, there is gated access to both sides with paved pathways leading around to the West facing gardens which have been laid out for ease of maintenance with sun terrace and lawn, secured within fenced boundaries.

For anyone new to the area, there is a wide choice of both educational and recreational amenities very close to hand. Just a short stroll away are the Bishopsmead Parade shops, St Martins Church , the open spaces of Horsley Towers for anyone wishing to stretch their legs, and a little further away the Duke of Wellington PH and Little Waitrose at the Shell garage. Less than a mile In the other direction are the main shops and station with direct services to London Waterloo & Guildford, along with Sainsburys, the Library, Doctors surgery, recreation ground and village hall.

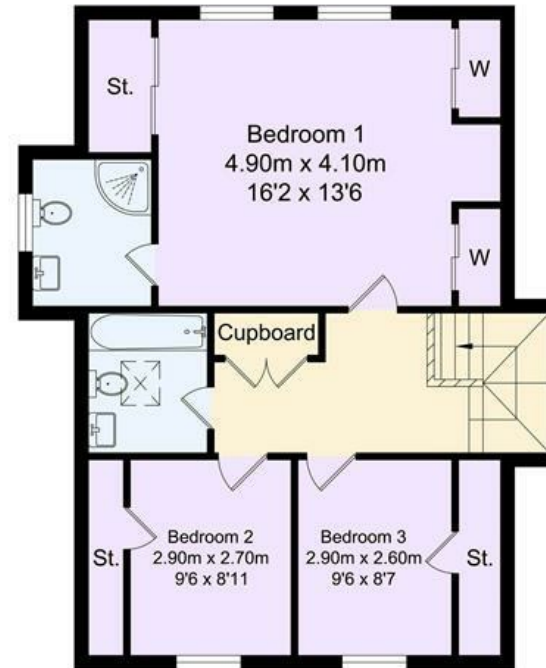
The house is offered for sale with No Onward Chain. Pictures used were taken prior to the house being Let. Occupation available from Mid May 2026 onwards



Wiston  
Ockham Road  
South East Horsley, Surrey  
KT24 6RX



**Ground Floor**



**First Floor**

Gross internal floor area for  
Main House (approx.): 140.10 sq m (1508 sq ft)  
Total (approx.): 140.10 sq m (1508 sq ft)

Please note the Total Area stated on the Energy Performance Certificate (EPC)  
may exclude some of the non habitable & external areas within this property  
and hence may differ from the Total Area figure stated on the floor plan.

Not to Scale.  
Copyright © Design Presentation



## DIRECTIONS

Directions: From our offices in East Horsley proceed along the Ockham Road South towards the A246 and Bishopsmead Parade, whereupon the driveway to Wiston will be found third on the right hand side after the turning to Manor Close.  
what3words: //second.plants.stack



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

