



The Copse, Ockham Road South
East Horsley, Surrey KT24 6SG





A stunning character home delivering over 4,500 sq ft of space and set in immaculate grounds of over 1.25 acres in this central village location just a 0.7 mile walk to Horsley Station and shops. A gem of a home offering exceptional living in this favoured Surrey village.





The Copse, Ockham Road South East Horsley, Surrey

We are delighted to bring to market this comprehensive family home to be sold for the first time in nearly 30 years.

This simply stunning property is set in spectacular South-West facing grounds of 1.252 Acres, beyond an automated gated access driveway and delivers a family home perfectly suited for the 21st Century lifestyle.

Once across the threshold, the inviting part panelled reception hall gives access to all the main day spaces which include the open plan kitchen/orangery dining/family room with views over the formal gardens, and easy access to the patio seating area and hot tub. The fully fitted kitchen features extensive Corian worktops, Miele appliances including dual electric and gas hobs, a range of ovens, dishwasher, coffee machine and boiling water tap to name but a few, without forgetting the 2,200 bottle capacity spiral wine cellar!

The utility room beyond provides a space for the usual appliances, a second ground floor wc and both side and rear access to the gardens. Also adjoining the kitchen is a study, perfect for home working.

The separate panelled dining room again has views and access to the rear gardens via a glazed al fresco space, with a calm ambiance perfect for formal entertaining

The main Sitting Room is a delightful space, with large picture windows across the rear gardens, open fireplace and triple aspect, enjoying views across the gardens with the ground floor accommodation completed by a TV/Family room, ideal for any teenagers residing at the house.

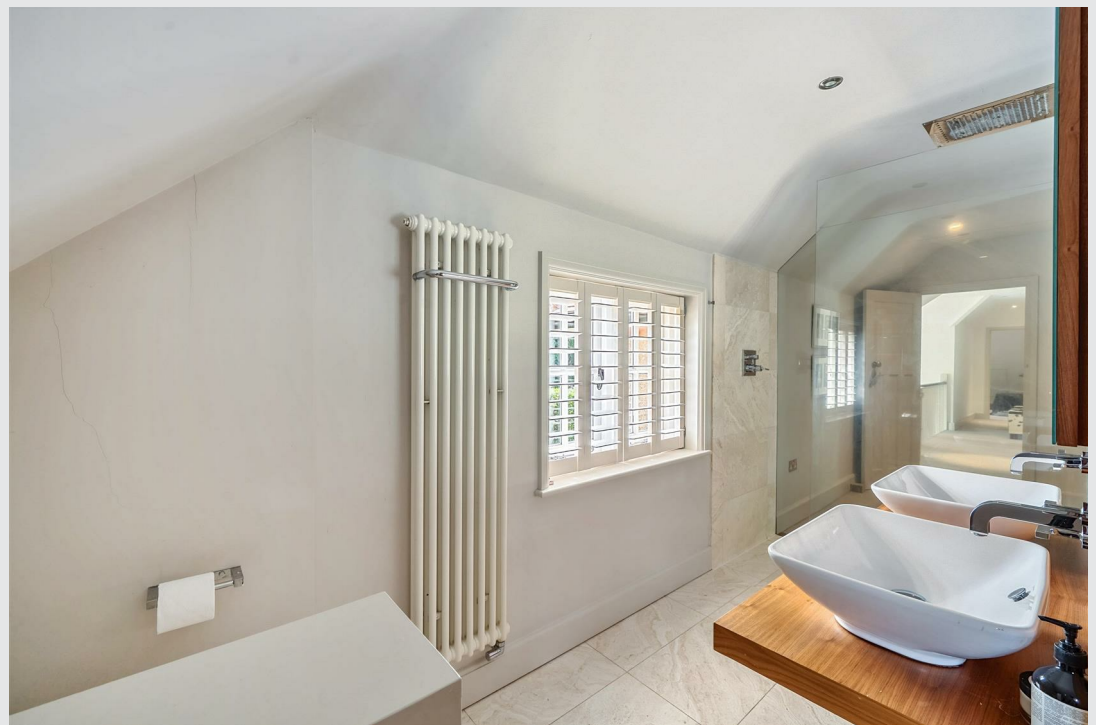
Beyond the galleried landing on the first floor, the main bedroom offers restful accommodation with Juliet balcony opening onto the rear gardens, a fabulous dressing area, and a boutique Hotel standard shower room with generous shower enclosure and feature rainfall shower.

There are 4 further double bedrooms and 3 more high quality bath/shower rooms, two of which are en-suite.

Outside, the formal gardens include a large raised sun deck with hot tub and steps leading onto the manicured lawns. The detached four car annexe complete with shower room and underfloor heating is approached via a long gated tree lined Avenue, discreetly sheltered from the main house by mature hedging, and offering private parking for numerous vehicles, suitable for any number of uses as required by the incoming owner.

Nestled beyond the garage annexe, a further paddock area extends to approx. 1/2 acre (3 tennis courts!) offering a private area which in our opinion could be used for a number of outside recreational activities.

In all, for anyone seeking a stunning, ready to move into home in a convenient location just over a half mile walk of the main village and shops, then an early viewing is highly recommended.



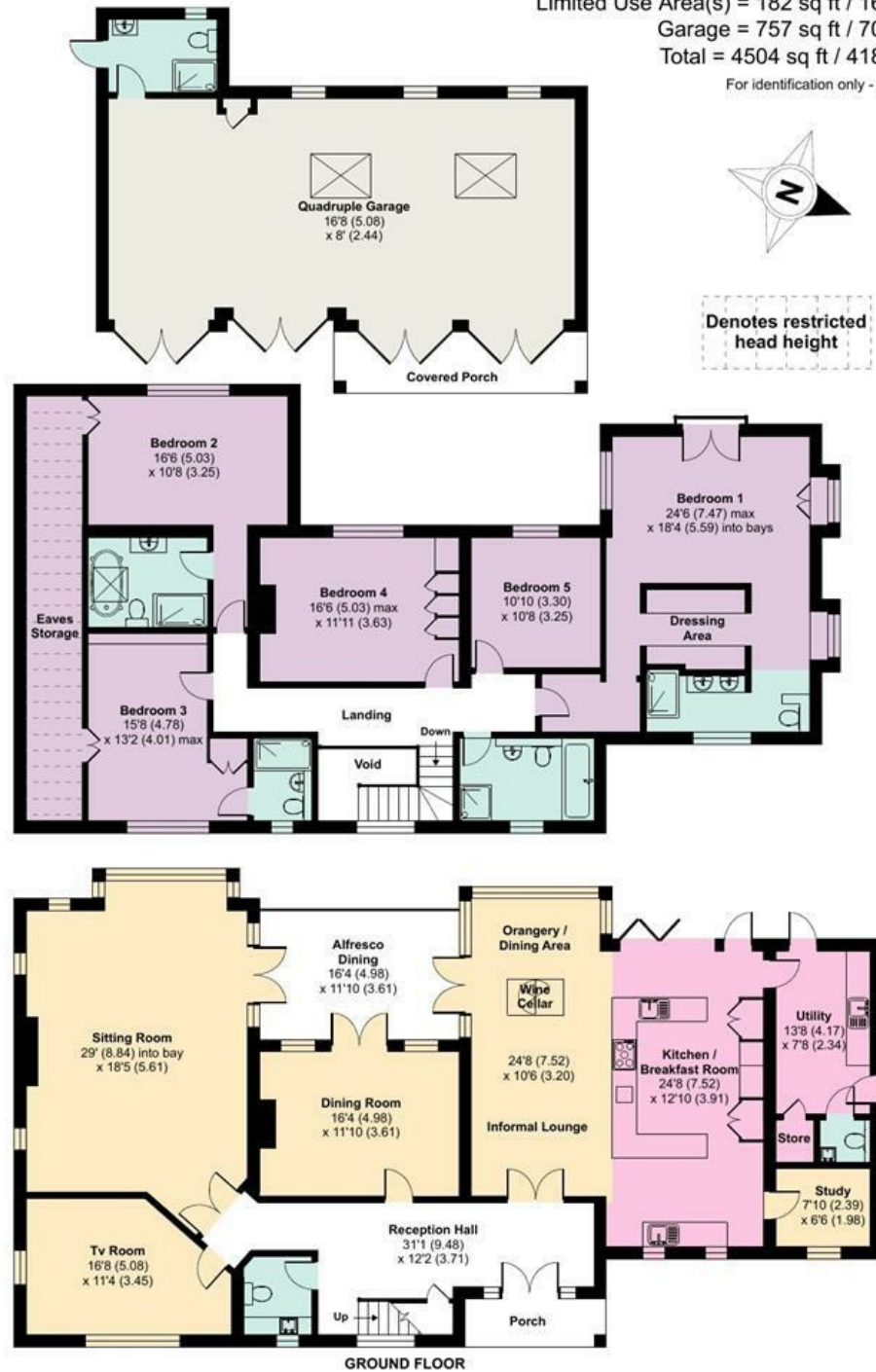
Approximate Area = 3565 sq ft / 331.2 sq m (excludes void)

Limited Use Area(s) = 182 sq ft / 16.9 sq m

Garage = 757 sq ft / 70.3 sq m

Total = 4504 sq ft / 418.4 sq m

For identification only - Not to scale



GROUND FLOOR



DIRECTIONS

From our offices in Station Parade proceed south up Ockham Road South. The Copse is about 0.5 miles on the right, shortly after the turning to Frenchlands Gate. What3Words ///bond.slowly.unity

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

