



31 Long Reach
West Horsley, Surrey KT24 6LZ



A charming 2 bedroom Victorian home with outstanding rural views to the front, 90' rear gardens, and substantial detached Work From Home Office. No Onward Chain.





31 Long Reach

West Horsley, Surrey

We are delighted to offer for sale this two bedroom Victorian semi-detached home with 90' rear garden and beautiful views to the front over delightful countryside.

Accessed via an entrance hallway the living room takes advantage of the open views to the front, with shuttered windows, open fireplace and provides a quiet haven from every day living.

The dining room has a focal point brick fireplace, view over the rear garden and a spacious understairs area which could easily be used for storage. Beyond this, is the cleverly designed galley kitchen with door directly to the rear garden, with the ground floor spaces completed by the ground floor bathroom with shower above the bath, Victorian style towel radiator and separate wc.

To the first floor, there are two generous double bedrooms, with the front bedroom not only having an ensuite wc and basin, but also breath-taking views.

In our opinion, there still remains great scope for the next owner to significantly enlarge the existing property should the next owner require more space...whether this be to the kitchen/bathroom area, or conversion of the roof space, examples of which have both been carried out to some of the neighbouring homes.

The gardens are mature with well established shrubs, hedges and plants. The property is securely fenced which is perfect for pet owners. There is also a large two-room garden retreat at the rear of the garden which has its own power and heating/air-conditioning. It is ideal for working from home, creative pursuits, or just for some quiet relaxation. At the front of the property there is off street parking for at least two cars.

Long Reach has a particular appeal due to its semi-rural feel, enjoying open farmland/countryside views and yet is only a one mile walk by footpath to the main village shops & Horsley station and is 0.8 mile from The Raleigh School. There are numerous hiking trails easily accessible from the house and is within walking distance of West Horsley Place.

In all, for the purchaser wishing to secure a character home, with scope to enlarge, in a super location, then this is one definitely not to miss.

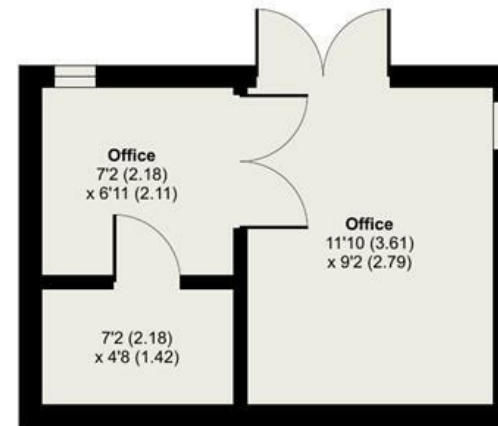
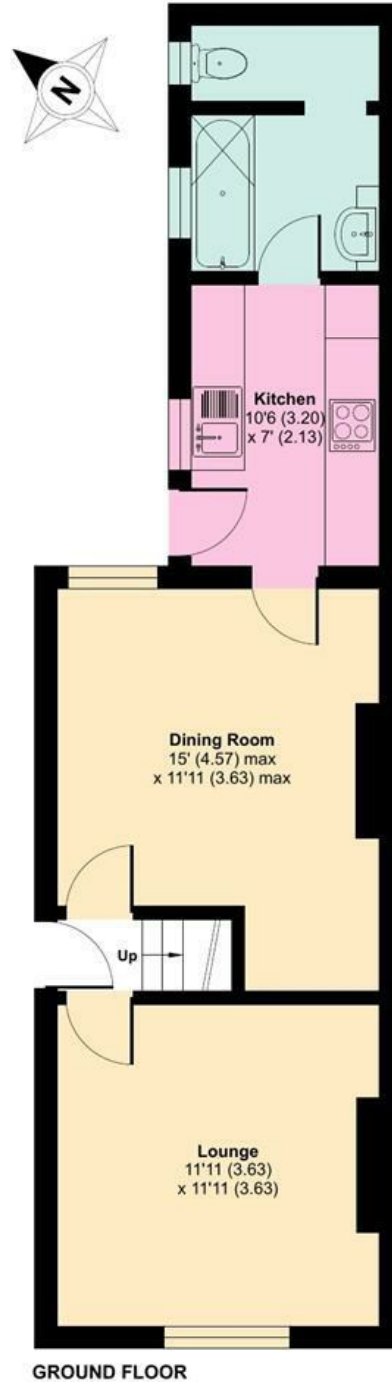


Approximate Area = 807 sq ft / 74.9 sq m

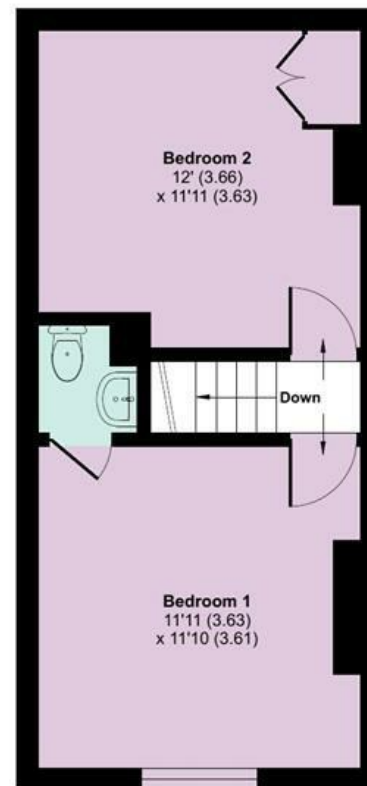
Outbuilding = 199 sq ft / 18.4 sq m

Total = 1006 sq ft / 93.3 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2024.
Produced for Wills and Smerdon. REF: 1225266



DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the first left into East Lane. Continue for approx 1 mile, turning right into Long Reach, whereupon No 31 will be found on the right hand side.
///sunset,hello.belong

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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

