



Stone Walls, 6 Bishopsmead Close  
East Horsley, Surrey KT24 6RY







Fabulous opportunity to create a family home in the favoured village of East Horsley. This charming 1940's home has been much loved over a tenure spanning nearly 50 years and is a blank canvas for the next owner. The property requires full refurbishment with scope to extend (STPP) and is set in wonderful generous gardens of approx 0.285 of an acre.







## Stone Walls, 6 Bishopsmead Close

### East Horsley, Surrey

Unique opportunity to acquire a detached home in East Horsley village requiring full modernisation. A character property, built originally around 1940 and on the market for the first time in 48 years. Set well back from the road in favoured Bishopsmead Close, the property is shielded behind a wide verge of lawn and trees that forms part of the Close, which is a no through Private Road.

A paviour pathway leads through the front garden to the front door which has the added advantage of an enclosed porch. Stepping into the entrance hall, you will find a guest cloakroom and stairs to the first floor. Leading off the hallway are access doors to the living area and kitchen. The living area currently serves as both lounge and dining area, running the full depth of the house, with a generous bay window to the front. Double doors lead to the conservatory at the rear offering a lovely outlook over the garden.

The kitchen has views over the rear, and can be accessed from both the dining area and entrance hall. Fitted with a range of worktops, cabinets and wall units, there is space for an undercounter fridge and is currently arranged with the wall mounted boiler in situ. Access to the rear garden is also provided.

To the first floor, there are 3 good size bedrooms: to the front the double bedroom benefits from a wide bay window and views over the front verge. The rear double looks out over the garden, with the single to the front currently serving as a study. There is a separate toilet and a bathroom with a sink, bath with shower over, along with an airing cupboard housing the hot water tank.

Accessed via a loft ladder and hatch is a bonus attic room which has been boarded out and has a sky light.

The grounds extend to approximately 0.285 which include the garden to the rear and the front garden. The title boundary then extends from the front garden wall to the roadway which makes a total of approximately 0.305. The garden has won Horsley in Bloom awards in the past and has many established trees and mature shrubs. A pathway leads gently down the garden through the lawn to an old vegetable patch and a second green house. To the front is a driveway leading the single garage with an electric door. Behind the garage is a brick built store.

East Horsley is village on the edge of the Surrey Hills and excellent walking is available within a short drive. Local shops are 2 minutes walk and Horsley Station is about a mile distant, along with a further range of local shops and doctors surgery.

Road Service Charge: £120 pa for 2025. Viewings strictly by appointment.







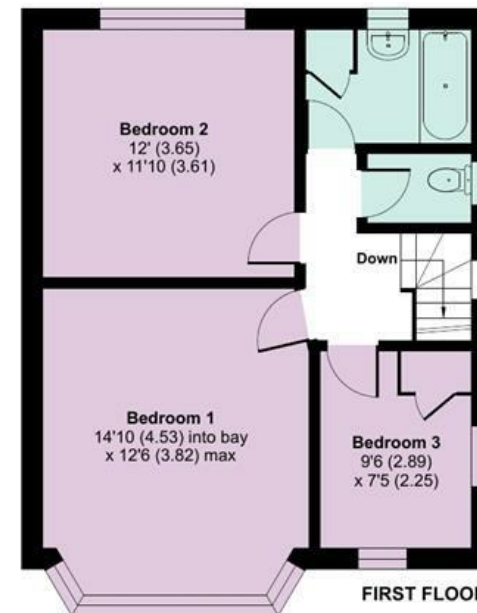
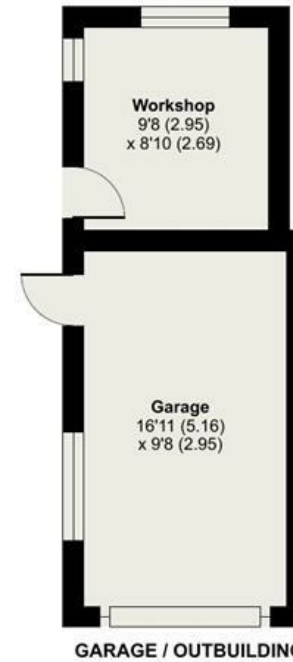
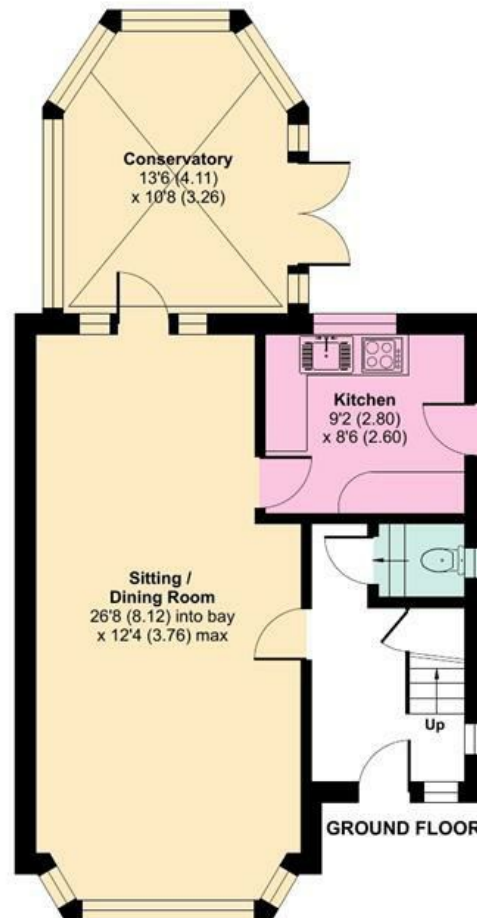
Approximate Area = 1172 sq ft / 108.8 sq m

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 1421 sq ft / 131.8 sq m

For identification only - Not to scale







## DIRECTIONS

From our offices in the East Horsley, head north on the B2039 Ockham Road South. After about 0.9 of a mile you will see the sign for Bishopsmead Close on the left. Turn in here and Stone Walls can be found towards the end, second from last house. What3Words ///listed.tops.dine

**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

