

Wills & Smerdon



Jade Cottage, off Ockham Road North West Horsley, Surrey KT24 6PF **Guide Price £1,350,000**

We are delighted to offer for sale this last remaining brand new home set in excellent sized South-West facing gardens, located at the end of a newly constructed private lane.

Built to the usual exacting standards of Homes by Warwick with 10 year Warranty, the property is due for Completion toward the end of 2025. The property is now built in structure with the roof tiled and the internal walls constructed, so you can really get a feel for the spaces on both floors.

The finished home will deliver 2,276 sq ft of space which includes a large reception hall with cascades of light from the galleried landing. The main day spaces of the house overlook the rear with a super kitchen/dining room and a separate lounge. There is also a utility room, study and guest WC, with the spaces on the ground floor completed by a full bedroom suite with dressing area.

On the first floor there are 3 well proportioned double bedrooms and a further 3 bath/shower rooms, with another suite having its own dressing area.

The long driveway provides access to the front for visitor parking and access to the integral garage, with the grounds fully landscaped ready for the new owner to simply unpack and enjoy.

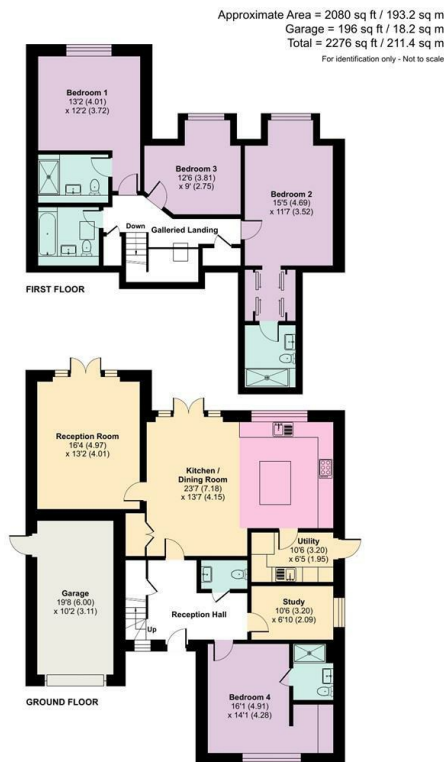
Situated just a 1/2 mile stroll to the main shops and station, the property could not be better located for anyone wishing to enjoy the rich blend of a tranquil setting in a central location.

All viewings by appointment only.

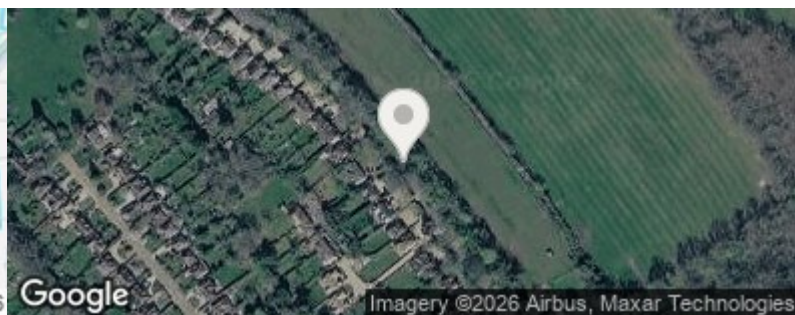
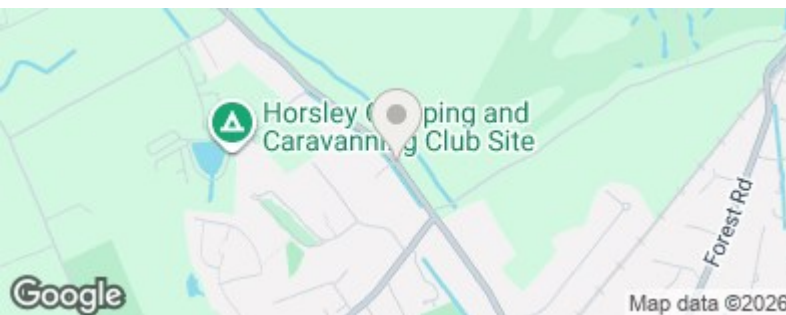
6 Station Parade, East Horsley, Surrey, KT24 6QN

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This floor plan was constructed using measurements provided to W&Smerdon 2025 by a third party. Produced for Wills and Smerdon REF: 1241652



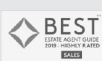
From our offices in Station Parade, proceed along the Ockham Road South, under the railway bridge and continue for approximately 1/4 mile passing Glenesk School and East Lane on your left, after which the driveway Jade & Olive Cottages will be found on the left, after the driveway to "Lynwood." What 3 Words: [///intent.dating.apron](http://intent.dating.apron)

WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Energy Efficiency: Current 92 A Potential 92 A

Important note to applicants: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.



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