Wills & Smerdon 1933
Sales • Lettings • Management

Sun Cottage, 268 The Street

West Horsley, Surrey KT24 6JU

Being sold as seen, a delightful detached cottage in the heart of West Horsley, surrounded by open countryside and offering the incoming owner scope to update or enlarge, subject to the usual planning constraints, and offered to the market with no onward chain.

Sun Cottage, 268 The Street

West Horsley, Surrey

** Reduced and being sold as seen ** This charming character home, dating back we believe to the late 1800's, offers compact accommodation set over a single storey, surrounded by attractive mature gardens.

Once through the front entrance porch, the accommodation wraps around the main reception room, currently used as a dining room, giving access to both the Conservatory and the double bedroom. This room benefits from a pretty window overlooking the front garden, as well as a log burner fire, inset into a feature brick chimney.

The Conservatory is a delightful room, with large windows giving panoramic view of the surrounding cottage gardens, with double French doors leading to the gardens. This charming room could be used for a number of functions, either as a day room, lounge or dining room, depending on the needs of the incoming owner.

The double bedroom is part beamed, has built in cupboard spaces and a modern fully fitted ensuite shower room, with WC and wash hand basin.

Accessed via either the dining room or study, the kitchen has ceramic tiled flooring, and is fitted with the usual range of floor and wall cupboards, with window overlooking the side garden.

The accommodation is completed by the useful Study/Bedroom 2, with windows overlooking the side and front of the property, and fitted with a range cupboards and bookshelves and a separate WC off the entrance hall.

In our opinion the property offers either the potential for modernisation and updating, or possibly redevelopment (subject to the usual consents) as preferred by the next owner.

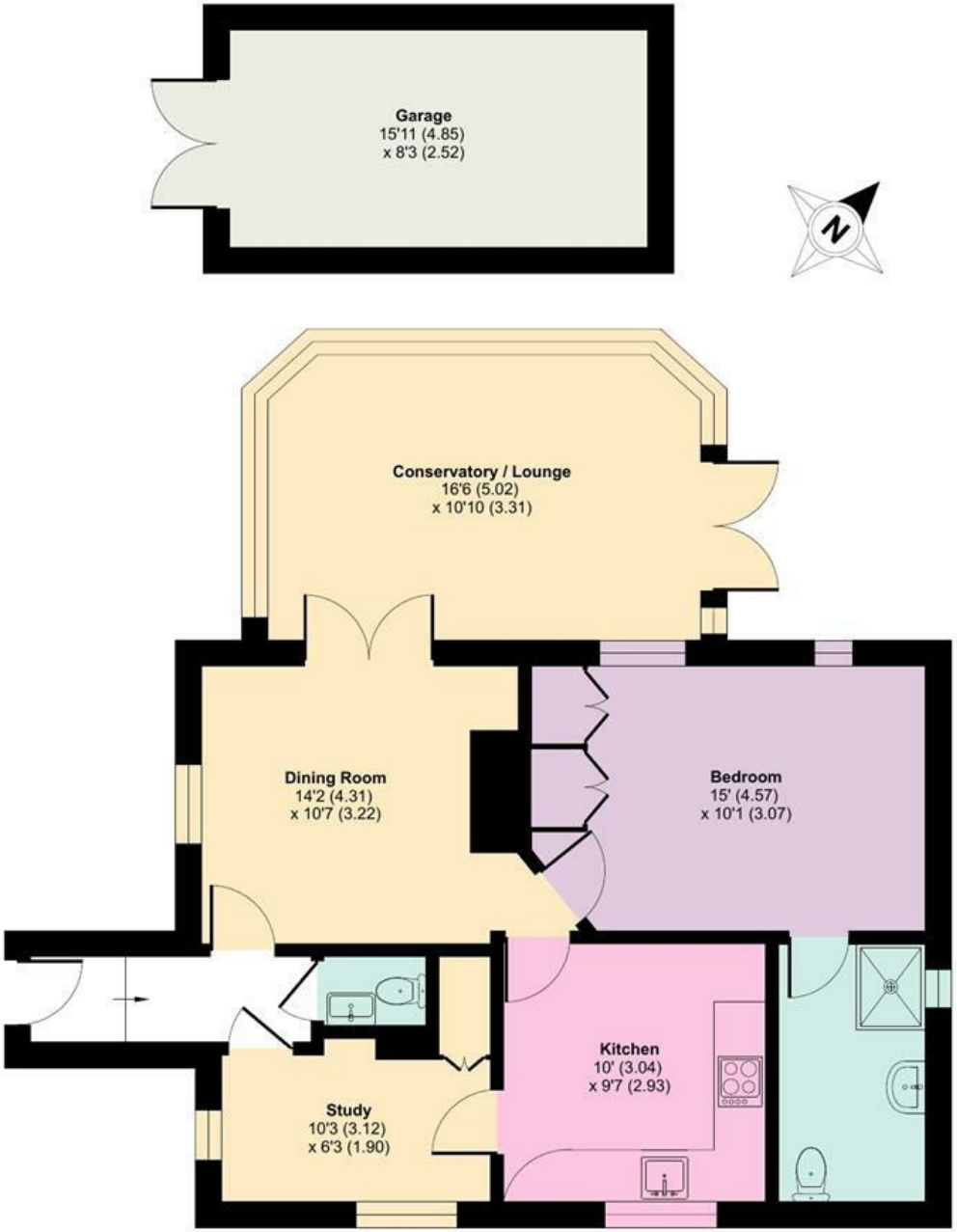
Outside the gardens are a delight, wrapping around the cottage to provide both sunshine and shade. The detached timber summerhouse provides an excellent setting for end of the day relaxation, as well as garden storage, with a timber deck seating area offering views over the garden. There is an additional garden storage/workshop.

Parking is provided to the front area, with a detached garage and storage shed accessed via the block paved driveway, all tucked behind wrought iron gates.

The property is offered to the market with no onward chain.

East and West Horsley form charming villages, set on the edge of the Surrey Hills AONB. This village community provides local independent shops, cafes and deli's, popular pubs and wonderful walking, right on your doorstep. The area benefits from popular, highly rated schools, regular train services to London Waterloo (45 mins) and active community activities. History abounds with West Horsley Place, Horsley Towers and the Ada Lovelace connection and the renowned Chown built homes that give a unique character. Excellent facilities are provided with Squires Garden Centre, Nomad Theatre, Grange Park Opera, The Drift Golf club and private members gym and fitness centre.

Approximate Area = 769 sq ft / 71.4 sq m
Outbuilding = 132 sq ft / 12.2 sq m
Total = 901 sq ft / 83.6 sq m
For identification only - Not to scale



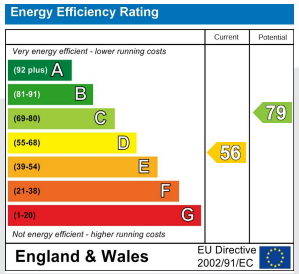
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Wills and Smerdon. REF: 1437016

DIRECTIONS

From our Offices in East Horsley proceed under the railway bridge into Ockham Road North taking the first turning on the left after Glenesk School into East Lane. Follow the road for approx 1 mile where Sun Cottage will be found on the left hand side, immediately after the turning into Long Reach. ///meant.fakes.button

Tenure: Freehold. Guildford Borough Council Band E



Our Social Media

W & S 1933

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN **T** | 01483 284141

E | enquiries@willsandsmerdon.co.uk **W** | willsandsmerdon.co.uk