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77 The Street

West Horsley, Surrey KT24 6BG



Charming character home with open plan Sitting/Dining room in the heart of West Horsley offering the next owners flexible family living and set in pleasant south-westerly aspect gardens. Potential to extend STPP.









77 The Street

West Horsley, Surrey

This character home is on the market after nearly 20 years of the current ownership and the time has come for a new chapter to be written, whether this is by utilising the existing spaces, or by enlarging the current accommodation to meet the needs of a growing family.

Stepping over the threshold, there is a useful cloakroom, currently used as a utility area for the washing machine, as well as having the traditional WC and wash hand basin.

The accommodation then naturally flows through to the entrance hall, with large window overlooking the side walkway and stairs leading to the first floor. The sitting room has a large picture window overlooking the front, with feature open fireplace and ample space for family living, as this room flows into the dining area, providing a delightful open living space suitable for most family needs. The kitchen leads off, being extensively fitted with a range of wall and floor units, integrated dishwasher, induction hob and both steamer and traditional ovens.

The rear extension is currently used as two rooms providing study/working from home space and currently being utilised as a gym. It has delightful views across the enclosed rear gardens with mature trees, shrubs and hedging, all accessed via the single door from the current study area.

The turning staircase leads one to the first floor, where there are three bedrooms, the main bedroom benefitting from a large picture window overlooking the front aspect and built in storage. The family bathroom has been fitted with a white suite, with bath and shower provided. Turning stairs again lead one to the top floor bedroom, which has ensuite shower room, with cupboard housing the megaflow water storage tank and boiler and eaves storage providing generous space for luggage.

The rear gardens are currently laid mainly to lawn, with chicken run and greenhouse, which we understand the current owners will be taking unless separately agreed.

Outside to the front, there is off street parking for numerous vehicles, with in and out driveway having mature hedging to provide privacy. An EV charger is available, along with a single garage and metal storage sheds..

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 a new private members gym and fitness centre.



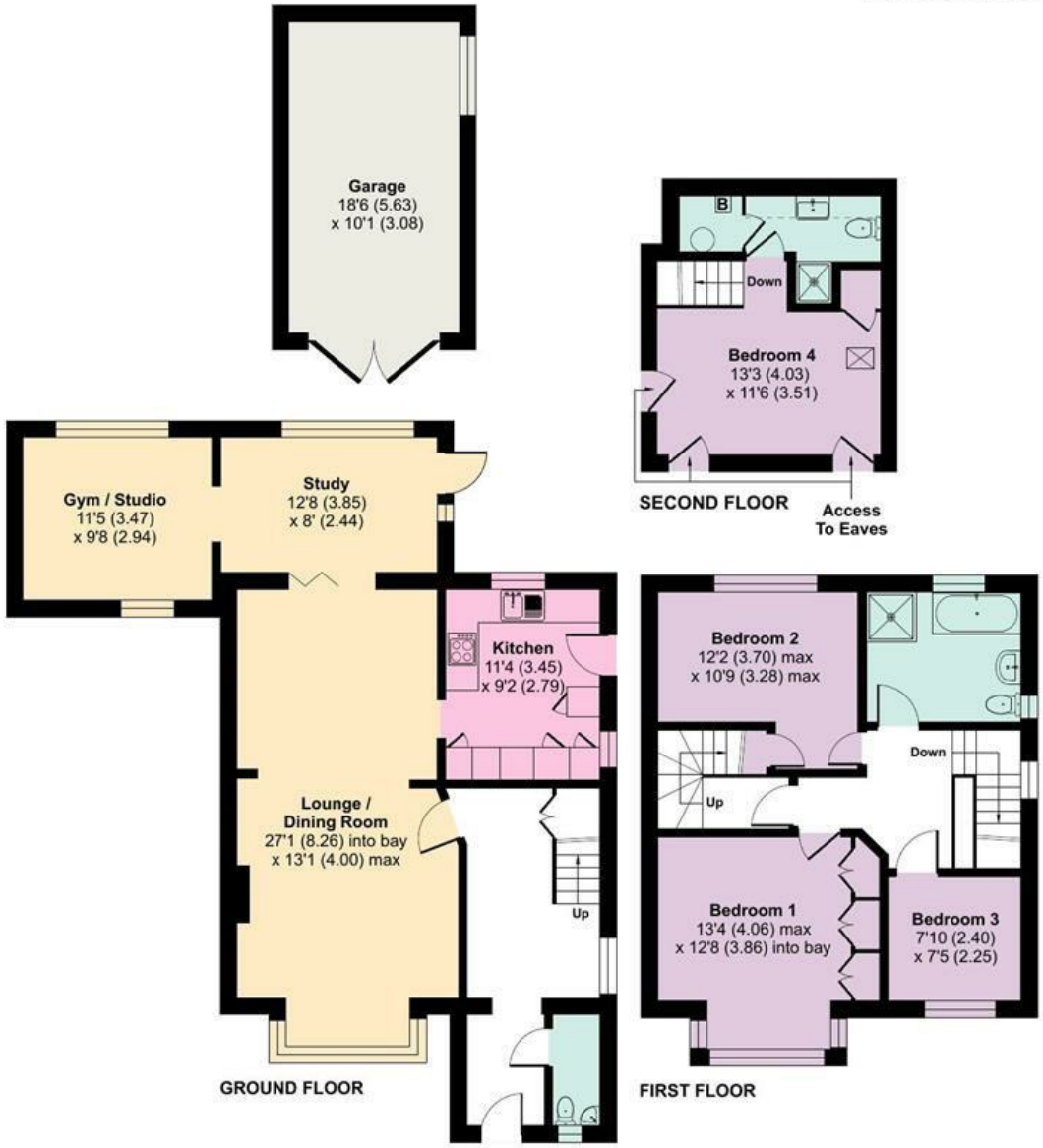





MEG

Approximate Area = 1560 sq ft / 144.9 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Garage = 187 sq ft / 17.4 sq m
Total = 1757 sq ft / 163.2 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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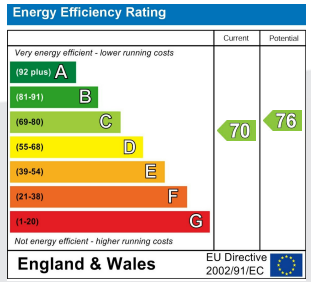




DIRECTIONS

From our Offices, proceed under the railway bridge into Ockham Road North, taking the first left after Glenesk School into East Lane. Continue along, passing under the bridge into The Street, and passed both the Barley Mow and The William IV PH on the right,. The in and out driveway to No. 77 will be found after approx. 200 yards on the right, immediately before the turning to Overbrook on the left. What3words///

Tenure: Freehold. Guildford Borough Council Band F



Our Social Media

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