



Westbury, Silkmore Lane
West Horsley, Surrey KT24 6JQ

W & S

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SCOPE FOR IMPROVEMENT...Set in glorious grounds of 0.267 acres in this lovely tranquil location with exceptional potential for the next owner to make their own mark. No Onward Chain.

2 Double Bedrooms | 2 Bath/Shower Rooms | Large Reception Hall | 2 Receptions Areas | Kitchen | Integral Garage | Spacious Driveway | Superb Views





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West Horsley, Surrey

Situated in glorious grounds of 0.267 acres, we are delighted to offer for sale this spacious bungalow affording great scope for the next owner to truly make their own mark. As can be seen from the floor plan, the layout of accommodation is arranged on one level which allows the next owner to utilise the spaces to suit their own lifestyle needs & whilst there is undoubted potential to update & modernise the current spaces, in our opinion there is also great untapped potential for the property to be further enlarged, subject to the usual consents being acquired.

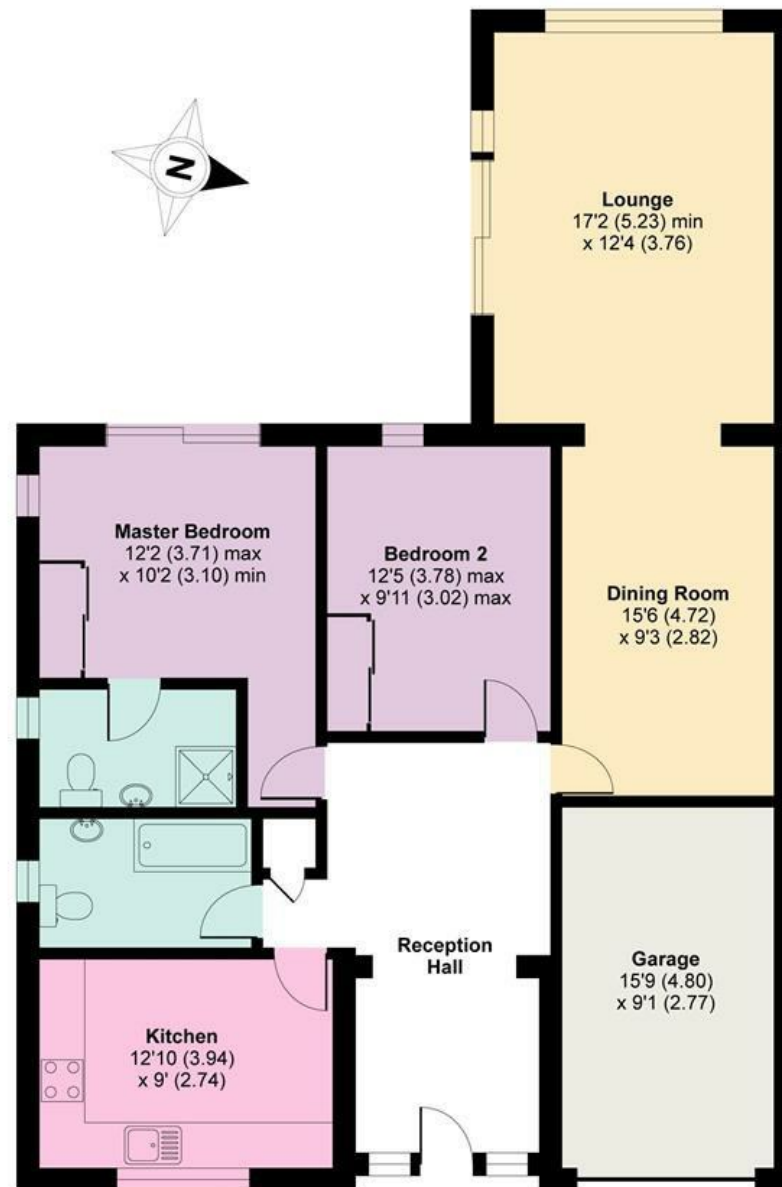
The property is set beyond a large gated driveway suitable for visitor parking for a number of cars which in turn leads to the integral garage & front door. There is access via either side to the large rear gardens which are principally laid out as sweeping lawns leading down from the expanse of patio terrace, topped off with distant views towards the North Downs.

Westbury is very much one of the smaller properties in one of the larger plots in Silkmore Lane & for anyone seeking a significantly larger home, then the untapped potential for growth into the first floor is obvious to see. With examples of similar homes in Silkmore Lane which have been superbly enlarged in recent years to truly make the most of this tranquil semi-rural setting & open views to the rear, in our opinion this bungalow will have broad appeal across all market sectors from those wishing to enjoy the property in its current shape & size right through to someone wishing to develop the existing bungalow into a significant family home.

Tucked away in the heart of West Horsley Village in this highly regarded lane, the property also enjoys being a short stroll to two local pubs, the Village Hall, within the Raleigh School catchment area & only a mile walk from the centre of East Horsley with its range of shops & station serving Waterloo in 42 minutes. Benefiting from all of the 3 x P's of property: Plot, Position & Potential, for the discerning purchaser, Westbury is definitely one not to miss.



APPROX. GROSS INTERNAL FLOOR AREA 1241 SQ FT 115.2 SQ METRES (INCLUDES GARAGE)



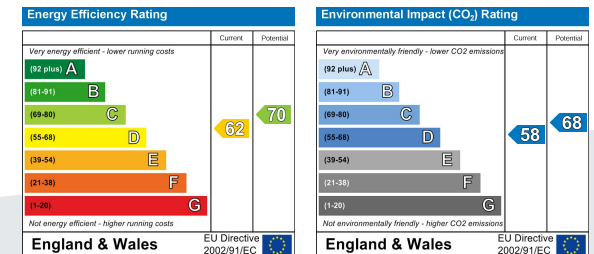
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DIRECTIONS

From our Offices in East Horsley, continue under the railway bridge into Ockham Road North & then take the next left into East Lane. Continue straight ahead whereupon East Lane becomes The Street after passing under the railway bridge and after passing The Barley Mow PH, take the 3rd turning on the right into Silkmore Lane, in front of The Village Hall. Continue almost to the end of Silkmore Lane where the gated driveway to Westbury will be found on the left hand side.



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

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