



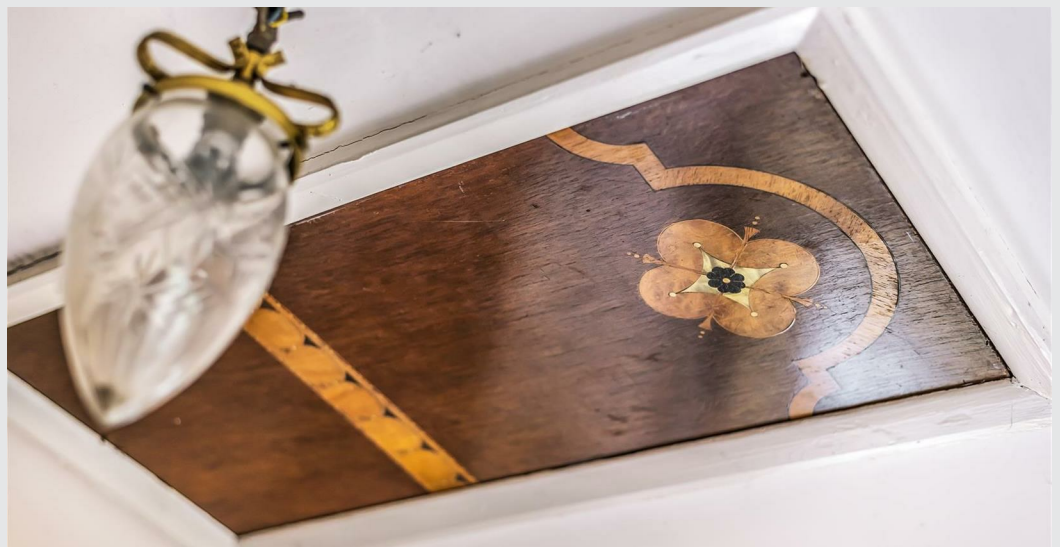
Broom House, Long Reach  
West Horsley, Surrey KT24 6NE





An attached Victorian converted Stable Block set in grounds of approx 8.5 Acres with an excellent array of outbuildings and fabulous scope for the next owner to make their own mark

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Kitchen/Dining Room | Utility Room | Original Victorian Stables | 3 Bay Carriage Barn | Additional Outbuildings | Approx 8.5 Acres | Vast potential | No Onward Chain |







## Broom House, Long Reach

West Horsley, Surrey

We are delighted to offer for sale this extraordinary Freehold property which is to be sold for the first time in 40 years. Set within grounds of approx. 8.5 Acres with paddocks to both the front, side & rear this home really has a country feel. The building, along with the adjoining Cottage once formed the Stable Block & accommodation for a large Victorian house in the front paddock which was demolished around 1950. The beautiful original stables now form part of the ground floor space, above which is a substantial bedroom where once the hay was stored. The house now delivers 4 bedrooms & two bathrooms in total to the first floor, along with 3 Reception rooms, a Kitchen/Dining Room and Utility room with the stables internally accessible via a lobby from within the house. Externally, the long driveway sweeps in front of the attached Broom Cottage, beyond two of the paddocks, continuing passed the house to a large brick-built 3 bay Cart Barn.

The formal gardens include an outdoor pool with adjoining pool house, boiler room & sauna, with further outbuildings included within the Title offering over 2,500 sq ft in total space on top of the 3,749 sq ft of the main residence! The property now affords great potential for the next owner to make their own mark...beyond internal refurbishment of the current space, in our opinion there is also great untapped potential with the significant outbuildings. Please note: An overage covenant will apply to the Title.

With the classic Victorian signature of London stock bricks and a slate tile roof, the elevations create an imposing proposition for anyone wishing to enjoy a country lifestyle whilst taking full advantage of all the educational & recreational amenities locally available & still be within 28 miles of Trafalgar Square!

Distances: Horsley Station 1.6 miles (Waterloo direct in 45 mins) | The Raleigh School 1.2 miles | Cobham 4.9 miles | Guildford 7.2 miles | A3 2.4 miles | M25 4 miles | Central London 27.1 miles |







APPROX. GROSS INTERNAL FLOOR AREA 3749 SQ FT 348.3 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS)



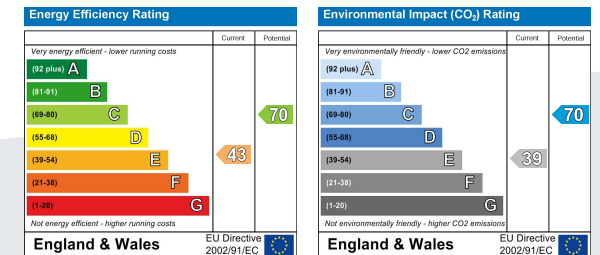
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring 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, proceed under the railway bridge into Ockham Road North and continue towards Ripley, taking the left turn after approx 3/4 mile into Green Lane. Continue to the end of Green Lane, turning left into Long Reach whereupon after passing the entrance to Spring Reach Nursery, the driveway to Broom House & Broom Cottage will be found on the left. Continue along the driveway for approx 100 yards, bearing right into Broom House.



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