



Kenley, Silkmore Lane
West Horsley, Surrey KT24 6JB

W & S

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Calling all downsizers & upsizers alike: A remarkably spacious home which really has to be viewed to be appreciated. Offering complete flexibility to suit any number of differing lifestyles in one of the area's most favoured locations.

4 Bedrooms : 2 Bathrooms : 3 Reception Areas : Kitchen/Breakfast Room : Informal Study Area : Detached Garage : Landscaped Grounds : Tranquil Location : No Onward Chain





Kenley, Silkmore Lane

West Horsley, Surrey

Situated in one of West Horsley's most favoured locations, we are delighted to offer for sale this remarkably spacious home which really has to be viewed to be appreciated. Never has the expression: 'Don't judge a book by its cover', been more appropriate for this particular home. With fabulously understated elevations, you have to pinch yourself once over the threshold to make sure you haven't just entered the TARDIS!

Cleverly enlarged over the years, the property now affords bright & spacious accommodation with each room enjoying its own specific signature. Whether it be the cascading light in the hall from the galleried landing, the charming lounge with open fire place leading directly on to the Dining Room with its full height patio doors leading to the generous garden, or sweeping upstairs to the restful first floor sitting room with its elevated view of the gardens - each room will please for its own special reason.

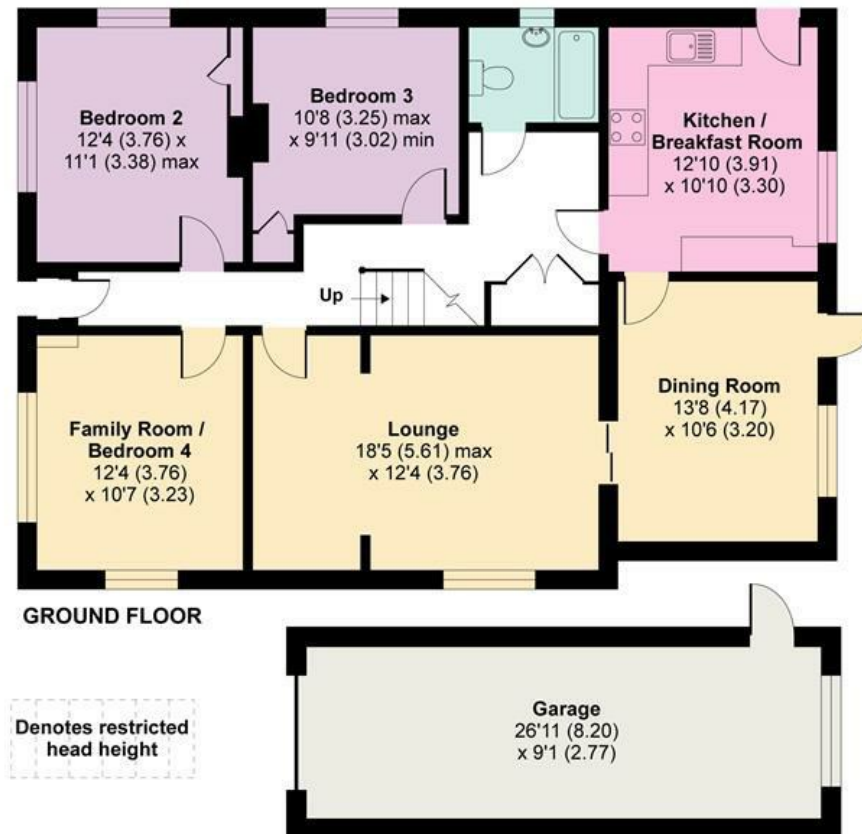
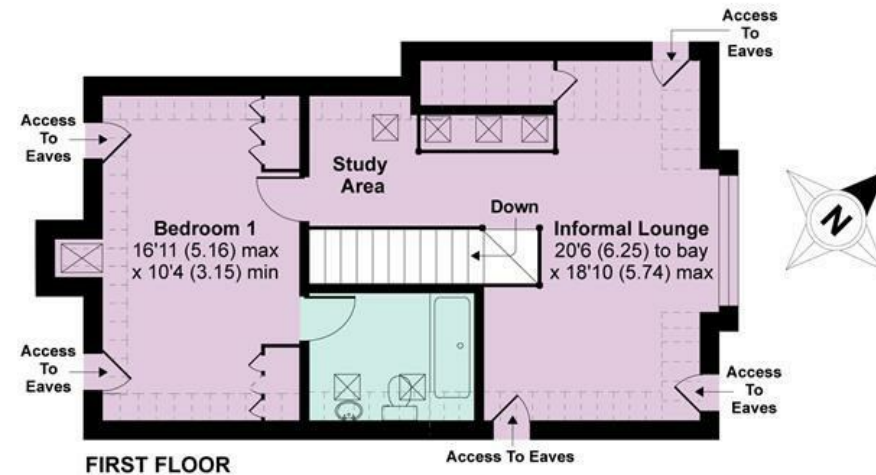
That said, the flow & arrangement of spaces have been carefully composed to ensure that the house will suit many differing lifestyles. We expect this home to appeal to both the growing family & downsizer alike - with a surfeit of reception spaces, these can be utilised as bedrooms or reception spaces as required, all complemented with modern sanitary ware to both floors & a comprehensively equipped kitchen which leads directly onto the rear gardens.

Outside, the grounds have been expertly laid out to create tranquil & private seating & entertaining spaces, with the focus on low maintenance to ensure maximum time is spent here to relax.

There are an abundance of amenities in the area, ranging from superb schools, lovely county pubs & miles of open countryside, yet only two miles away from the Station to Waterloo (45 mins), the A3 & M25 are both close to hand and the property sits equidistant to both Heathrow & Gatwick, in all making this location the complete package for a delightful semi-rural feel, yet only 28 miles from Trafalgar Square.



**APPROX. GROSS INTERNAL FLOOR AREA 1796 SQ FT 166.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)**



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 driveway to Kenley will be found on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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