



HENSHAWS



Highcrott, Ockham Road South,  
East Horsley, Surrey, KT24 6RX

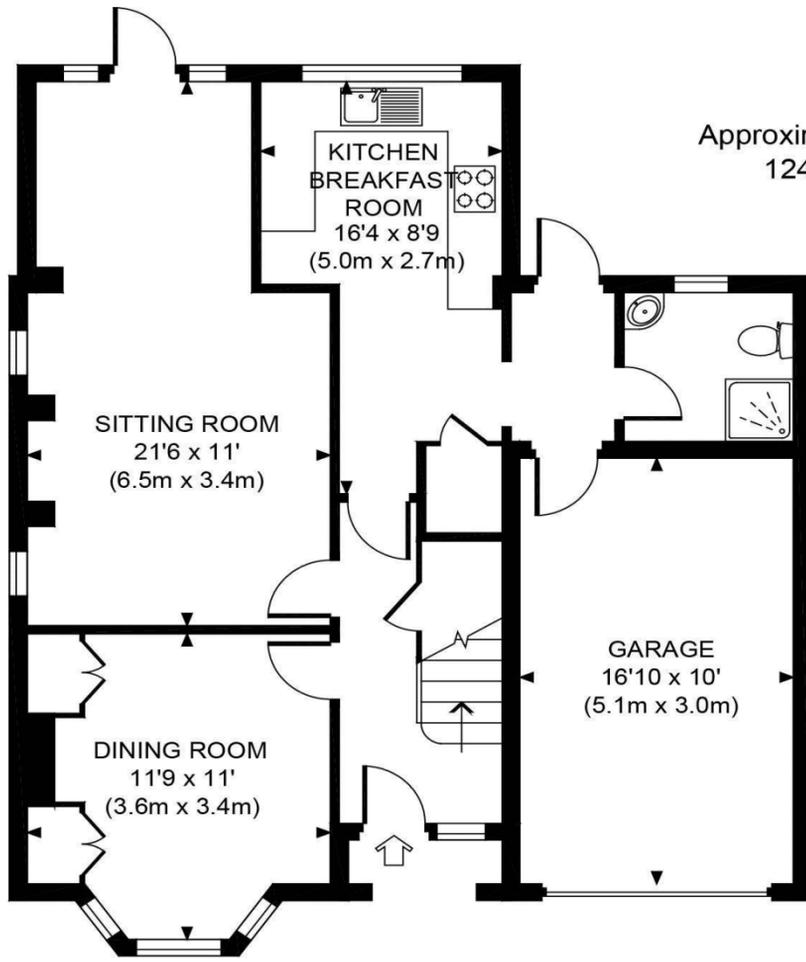
£785,000 Freehold

**Directions**

From our offices in East Horsley turn left onto the Ockham Road South and continue down until you reach Bishopsmead Parade on your left hand side. Highcrott can be found opposite on the right hand side.

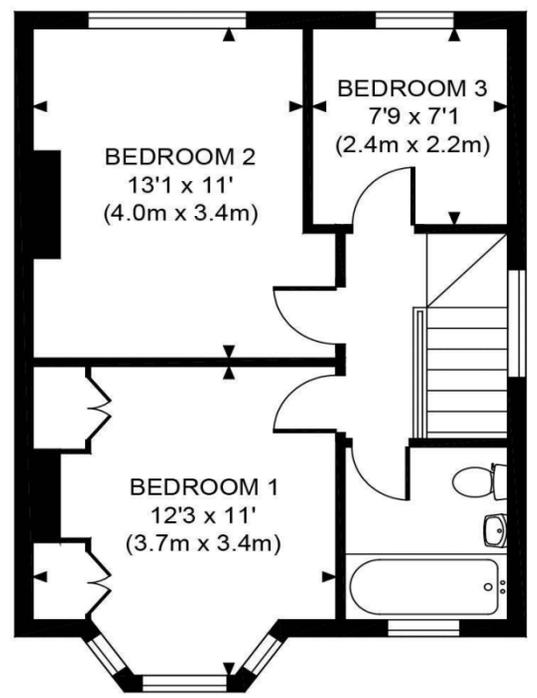
**Local Authority**

Guildford Borough Council: 01483 505050



GROUND FLOOR

Approximate Gross Internal Area  
1242 sq ft / 115.4 sq m



FIRST FLOOR



East Horsley Office  
2 Station Approach, East Horsley,  
Surrey, KT24 6QX  
Tel: 01483 285757  
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www.henshaws.net

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Highcroft, Ockham Road South,  
East Horsley, Surrey, KT24 6RX**

Within one mile from the centre of East Horsley village and train station, and close shops and local pub, a three bedroom, character, detached home with potential to extend if required on a sunny west backing garden.



**THE PROPERTY**

A well-presented character 3 bedroom, 2 bath/shower room detached house with a sunny, west backing garden on the south side of the village, a short walk from local shops and the village pub and approximately 1 mile from East Horsley village centre and station. The accommodation comprises of an entrance hall and a dining room to the left, with stripped wood flooring, feature fireplace and floor to ceiling storage either side of the chimney breast. The dual aspect lounge to the rear has a wood burning stove as the focal point and a door out to the rear patio and garden. The kitchen has a good range of cabinets and space for both a range style cooker and fridge/freezer. The under stairs cupboard accessed from here has space and plumbing for both a washing machine and tumble dryer. Down a step is access to both the single garage and downstairs shower room. Upstairs there are two double bedrooms, both with period cast iron fireplaces, and a single bedroom serviced by the contemporary family bathroom. At the front of the house there is parking for two/three cars with high hedging screening the road. The sunny rear garden has two areas of patio with the rest mainly laid to lawn with both mature hedges and timber fencing to the boundaries and a garden shed in the corner. Please note that there is scope to extend subject to planning permission. Council Tax Band F.

