

CURCHODS



9 Northcote Crescent

West Horsley, Surrey, KT24 6LX

5 Bedrooms | 1 Bathroom | 2 Reception Rooms

Asking Price £849,950

Freehold



A rare and exciting opportunity to acquire an untouched detached family home, offering a new owner the chance to create a truly special property in a sought-after village location.

This spacious five-bedroom home is ideally positioned for the excellent schools and range of amenities available in East Horsley. The ground floor features a bright and generously proportioned sitting room, spanning the full length of the house, with sliding doors onto the terrace and garden beyond. There is a kitchen overlooking the garden, together with a further reception/dining room situated at the front of the property. A guest cloakroom completes the ground floor.

Upstairs, the first floor provides four bedrooms and a family bathroom, while a fifth bedroom is located on the second floor.

Outside, the property enjoys a good-sized private garden, bordered by mature planting, established beds and trees. A gate at the rear provides direct access into Bens Wood, offering a wonderful connection to the surrounding countryside. To the front, a private driveway provides ample parking and leads to a detached garage.

A rare opportunity to put your own stamp on a substantial detached family home, in a peaceful and highly desirable location.



EPC E | Council Tax Band F

Key Features

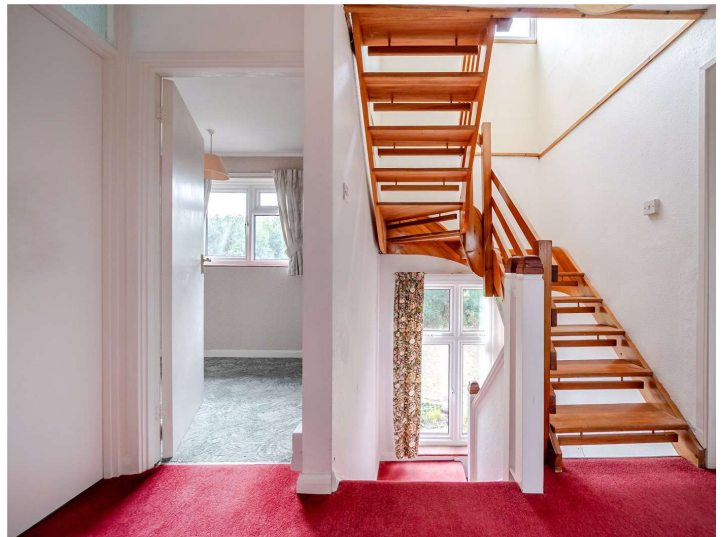
- Detached five-bedroom family home
- Sought-after Horsley location
- Spacious light-filled sitting room
- Well-equipped kitchen with garden views
- Raleigh School Catchment
- Mature private garden with terrace
- Direct access to Bens Wood
- Driveway and detached garage

Location

The sought after Raleigh Primary School is on the doorstep! East Horsley village centre, with its range of shops and amenities together with the station (Waterloo approx. 45 minutes), is 1.2 miles away, whilst the A3 is a few minutes drive for easy access to central London, both Heathrow and Gatwick airports and the M25 (Junction 10). The Surrey Hills - a designated area of outstanding natural beauty is nearby, offering some of the best walking, cycling and horse riding countryside to be found in the South of England. The county town of Guildford is approximately 9 miles away, providing a wide range of shopping, entertainment and leisure facilities.

Additional Information

Our client has advised that the property has mains drainage, water, gas and electricity

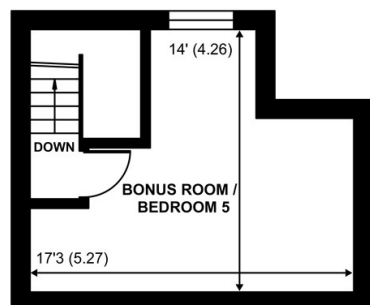


Approximate Area = 1356 sq ft / 125.9 sq m

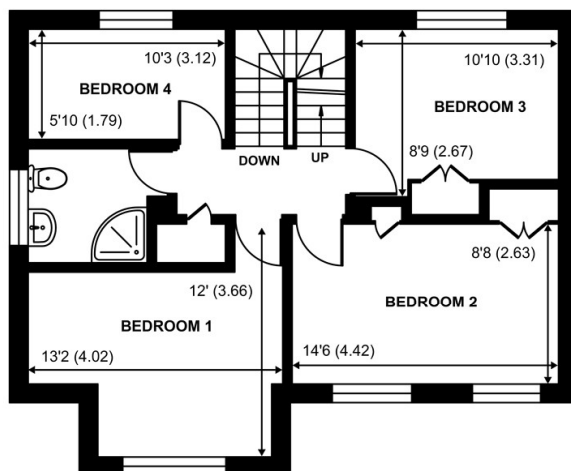
Garage = 207 sq ft / 19.2 sq m

Total = 1563 sq ft / 145.1 sq m

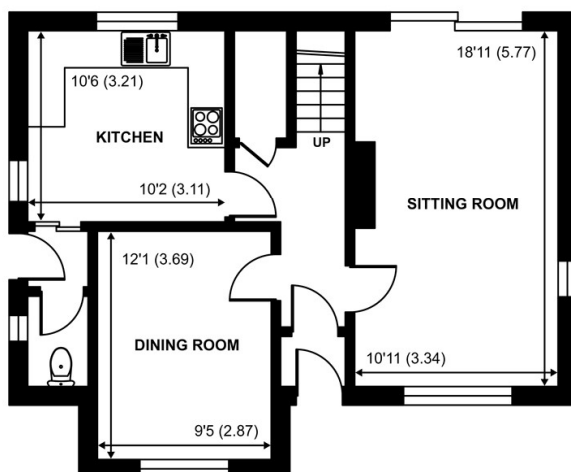
For identification only - Not to scale



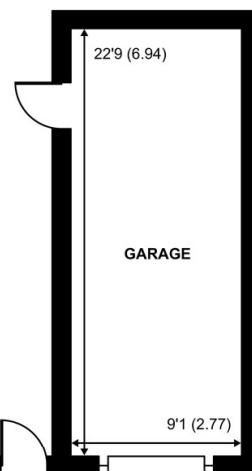
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1516365

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Reference: CEH250027