

CURCHODS



Lansdowne

Silkmore Lane, West Horsley, Surrey, KT24 6JB

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Asking Price £1,150,000

Freehold



This charming three/four bedroom detached cottage is full of character and set within a generous plot of approximately 0.3 acres, offering a wonderful blend of space and countryside charm. The property features a bright and well-appointed kitchen with direct access out to the rear garden, ideal for both everyday living and entertaining. An inviting light-filled and spacious sitting room complete with attractive feature fireplace that adds warmth and character. Outside, the substantial driveway offers ample parking for multiple vehicles. The impressive rear garden extends to approximately 140 feet, providing plenty of space to relax, unwind, or enjoy outdoor dining. Peacefully located within a desirable village setting, this delightful home offers a perfect balance of privacy, charm, and practicality.

EPC D | Council Tax Band G



Key Features

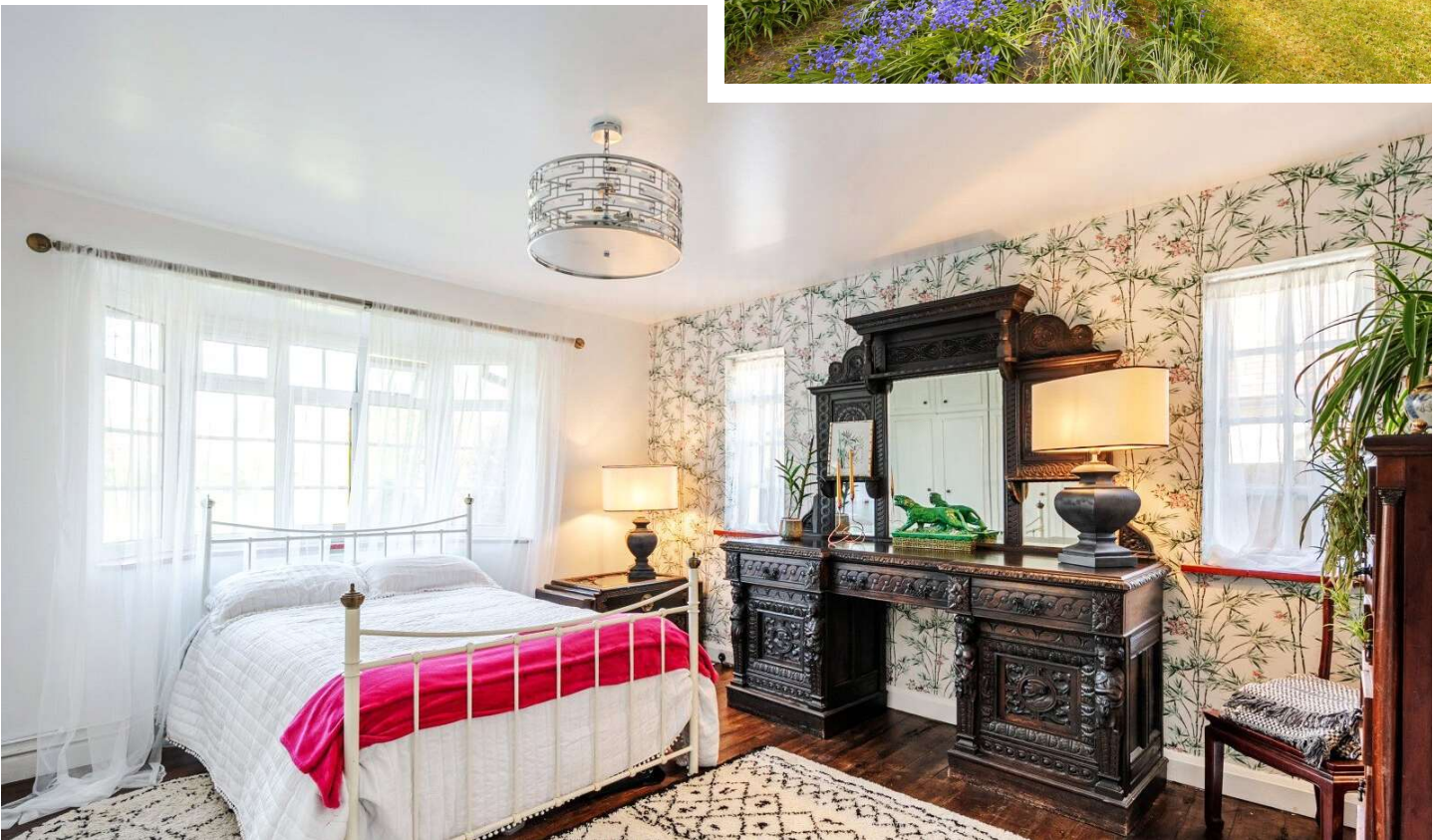
- Charming three/four-bedroom detached cottage full of character
- Generous driveway offering ample parking for multiple vehicles
- Bright, well-appointed kitchen with direct access to the rear garden
- Light-filled and spacious reception room featuring an attractive fireplace
- Peacefully situated in a desirable village location
- Set within a generous plot of approximately 0.3 acres

Location

Lansdowne is situated in this popular semi-rural lane, in the charming village of West Horsley. Shops can be found close by providing a library, medical centre, restaurant and a variety of other independent stores. The railway station has a journey time of 50 minutes into London Waterloo, whilst the A3 and M25 are close by, giving a link into central London and to both Gatwick and Heathrow airports. There is a wide range of schooling locally both in the private and state sector, whilst the towns of Guildford and Cobham are nearby with excellent recreational facilities, shopping and restaurants. Ranmore Common is on the doorstep, as are the Surrey Hills which provide some of the best walking, cycling and horse riding in the South East of England.

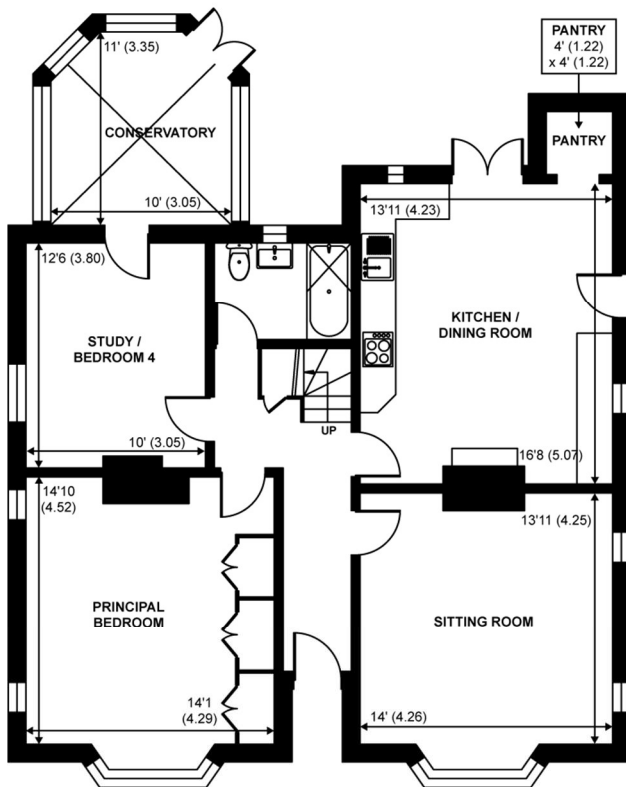
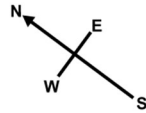
Additional Information

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

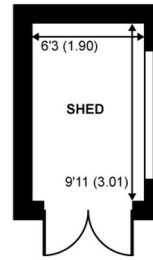


Approximate Area = 1586 sq ft / 147.3 sq m
 Outbuildings = 106 sq ft / 10.6 sq m
 Total = 1692 sq ft / 157.1 sq m

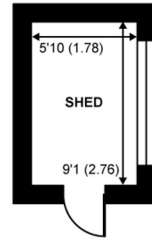
For identification only - Not to scale



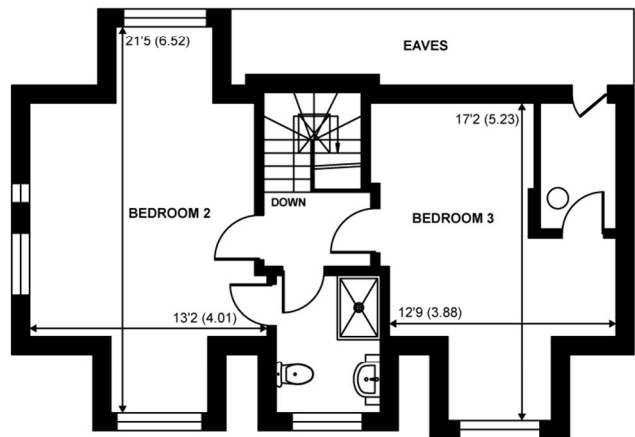
GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



FIRST 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: 1440524

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Reference: CEH260030