

CURCHODS



1 Wix Hill Cottage

Epsom Road, West Horsley, Surrey, KT24 6DY

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Asking Price £925,000

Freehold



This stunning four-bedroom cottage seamlessly combines charming period features with contemporary touches, presented to an impeccable standard throughout. Upon entering, you are immediately struck by the character and warmth of this beautiful home. The well-appointed Shaker-style kitchen offers an abundance of attractive cabinetry and generous worktop space, while the impressive formal reception room is flooded with natural light and opens directly onto the terrace, creating a wonderful space for entertaining. A further spacious reception room and a guest cloakroom complete the ground floor. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, complemented by a stylish family bathroom. Outside, the magnificent gardens wrap around the cottage, featuring beautifully maintained lawns, established trees, attractive flower beds and a delightful terrace, providing a wonderful setting for relaxing and enjoying the outdoors. A private driveway with ample parking for multiple vehicles completes this exceptional home.



EPC D | Council Tax Band F

Key Features

- Stunning four-bedroom character cottage
- Immaculately presented throughout
- Beautiful blend of period charm and modern touches
- Stylish Shaker kitchen with generous worktop space
- Two spacious reception rooms
- Principal bedroom with en-suite
- Magnificent wraparound gardens with terrace
- Private driveway with parking for multiple vehicles

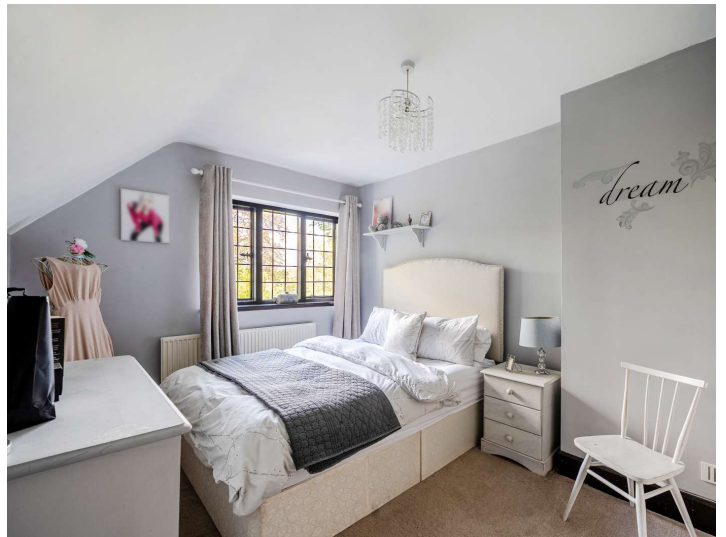
Additional Information

Our client has advised that the property has mains water, gas, electricity and a septic tank.

Location

The property, which is situated in a designated Conservation Area, enjoys a highly convenient and well-connected position, ideally situated for both village life and commuter access. For commuters, nearby Horsley station provides regular services into London Waterloo, making this an excellent choice for those travelling into the capital. The A246 offers straightforward access to Guildford and Leatherhead, whilst the A3 and M25 are within comfortable driving distance, connecting you efficiently to London, Heathrow and Gatwick airports.

The surrounding area is renowned for its beautiful countryside, with miles of open greenbelt land, woodland walks and bridleways close at hand, perfect for outdoor pursuits. The property is also well placed for a number of highly regarded state and independent schools in the area. The market town of Guildford is approximately 5 miles away providing a comprehensive range of shopping and recreational facilities, including the Spectrum leisure centre.

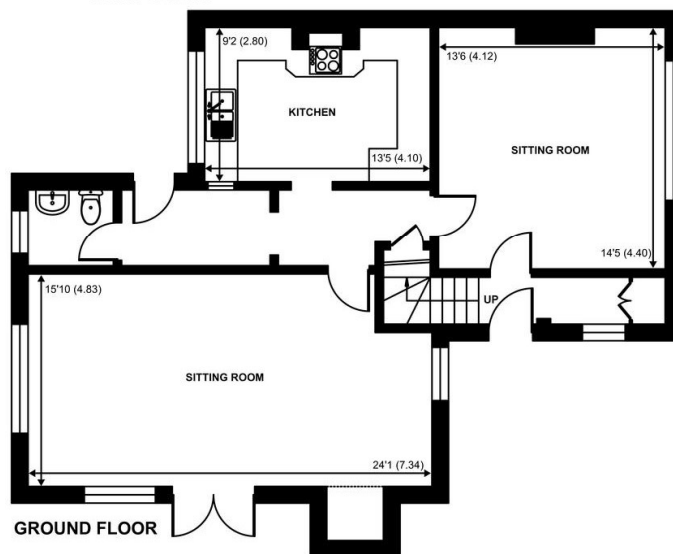
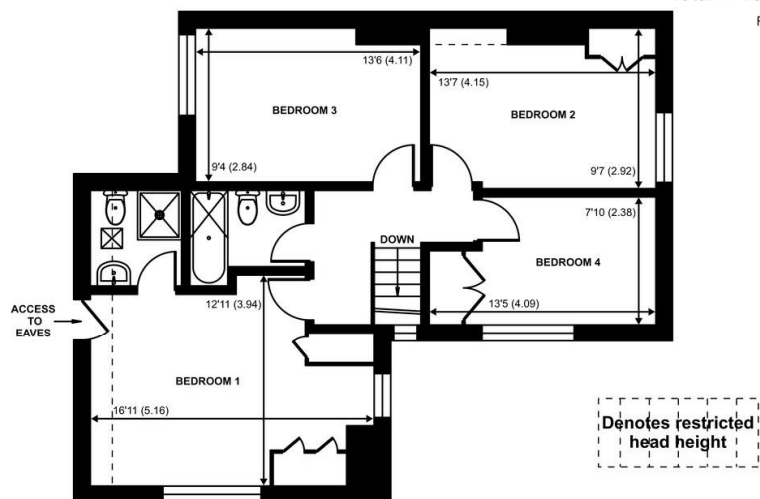


Approximate Area = 1486 sq ft / 138 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



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: 1537635

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Reference: CEH030175