CURCHODS
PRIME



# Plot 1 Windsong

The Street, West Horsley, Surrey, KT24 6HS

**4 Bedrooms | 4 Bathrooms | 3 Reception Rooms**

**EPC TBC | Council Tax Band TBC**

Freehold

www.curchods.com/prime

--Brand new show home available to view--
Set within a peaceful, secluded position in the sought after village of West Horsley, is a beautifully designed 4-bedroom home by Ashgrove Homes in a rare half-acre setting, combining timeless character with contemporary living and impressive energy-efficient features.

Every detail has been meticulously designed to a high specification, from the imposing hallway to the generous open-plan kitchen/family/dining area. For those quieter moments, the sitting room offers the perfect place to relax and unwind in front of a cosy log burner.

Each of the four generous bedrooms benefit from their own stylish ensuite with the principal enjoying a fully fitted dressing area.







# Key Features

- **Plot size approximately 0.5 acres**
- **Bespoke kitchen with soft close units and stone worktops**
- **Fully integrated Siemens appliances**
- **Stylish bathroom vanity units with white sanitaryware**
- **Woodburning stove with limestone surround in the living room**
- **Study and utility room**
- **Underfloor heating powered by Air Source Heat Pump**
- **Landscaped front garden**
- **Detached double garage and EV charging point**
- **ICW ten-year building warranty**

NB. The front external image has been constructed using an actual photo of the house with landscaping created from CGI.

# Location

The charming village of West Horsley offers all the everyday essentials close to home, including delis, a garden centre, bakery and post office as well as an abundance of pubs and restaurants.

There are a selection of outstanding state and independent schools in the area including the highly recommended Raleigh and Glenesk primary schools as well as highly respected secondary schools like Howard of Effingham School and Cranmore School.

West Horsley benefits from excellent transport connections with London Waterloo reachable in approximately 50 minutes by train or just over an hour by car. Nearby train stations include Horsley, Effingham, and Bookham and the area is well served by local bus routes. The M25 and A3 are both within easy reach, offering direct links further afield. Some of Surrey's finest countryside is on the doorstep giving plenty of opportunity for walking, cycling and horse riding.

## Additional Information

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





# Floorplan

GROUND FLOOR




FIRST FLOOR




## Sales Enquiries


01483 281010 | east-horsley@curchods.com

12 Bishopsmead Parade, East Horsley, Surrey, KT24 6RT



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.


Reference: NEH260193


arla | propertymark PROTECTED

naea | propertymark PROTECTED

TENANCY DEPOSIT SCHEME PROTECTED

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK