



HORSHAM ROAD, WALLISWOOD,

3/4 BEDROOM, 2 BATHROOM DETACHED PROPERTY SITUATED IN THE PICTURESQUE VILLAGE OF WALLISWOOD. THIS HOME HAS A BEAUTIFUL REAR GARDEN WHICH BACKS ONTO ITS VERY OWN 4.2 ACRES OF PRIVATE BLUEBELL WOODLAND. POTENTIAL TO EXTEND.

PROPERTY FEATURES

HOUSE

GROUND FLOOR

- LARGE KITCHEN/DINER FACING THE REAR GARDEN WITH DOOR TO THE LARGE PATIO
- DINING ROOM
- SITTING ROOM WITH WOOD BURNER AND DOUBLE DOORS OPENING
- DOWNSTAIRS W/C
- STUDY / BEDROOM 4

FIRST FLOOR

- 3 BEDROOMS, MASTER WITH EN SUITE
- FAMILY BATHROOM



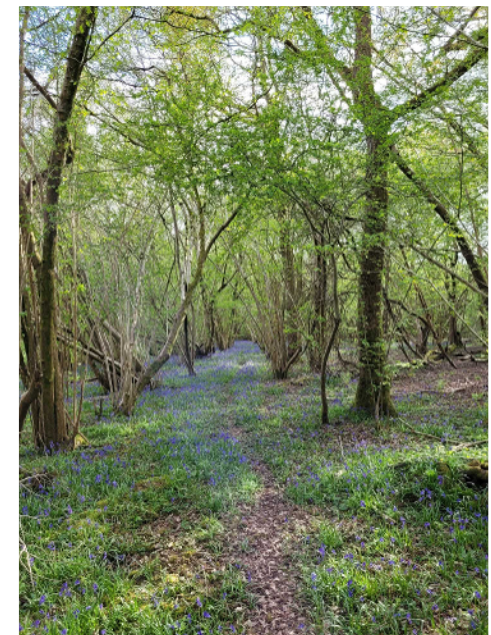
OUTSIDE

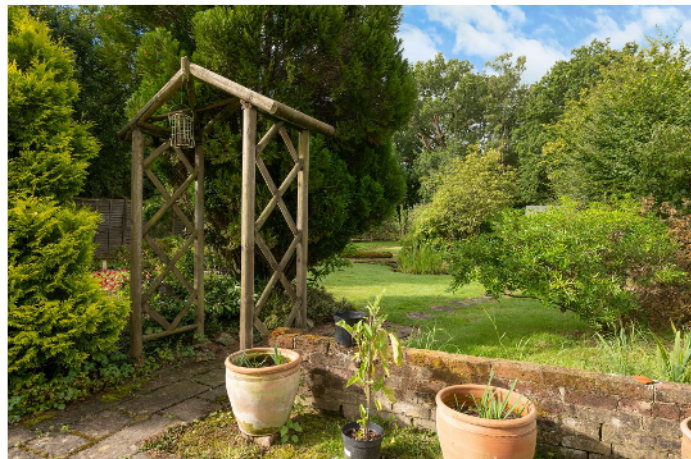
- PLENTY OF OFF ROAD PARKING & DOUBLE GARAGE.
- LARGE GARDEN AT FRONT AND THE REAR OF THE PROPERTY. (1/3RD ACRE PLOT)
- 4.2 ACRES OF TRADITIONAL COPPICE BLUEBELL WOODLAND
- FORMAL GARDEN AREA WITH WELL ESTABLISHED SCENTED ROSES & SMALL POND, VEGETABLE GROWING AREA, ORCHARD AREA WITH RANGE OF FRUIT TREES, COMPOSTING SITE, POTTING SHED & GREEN HOUSE.



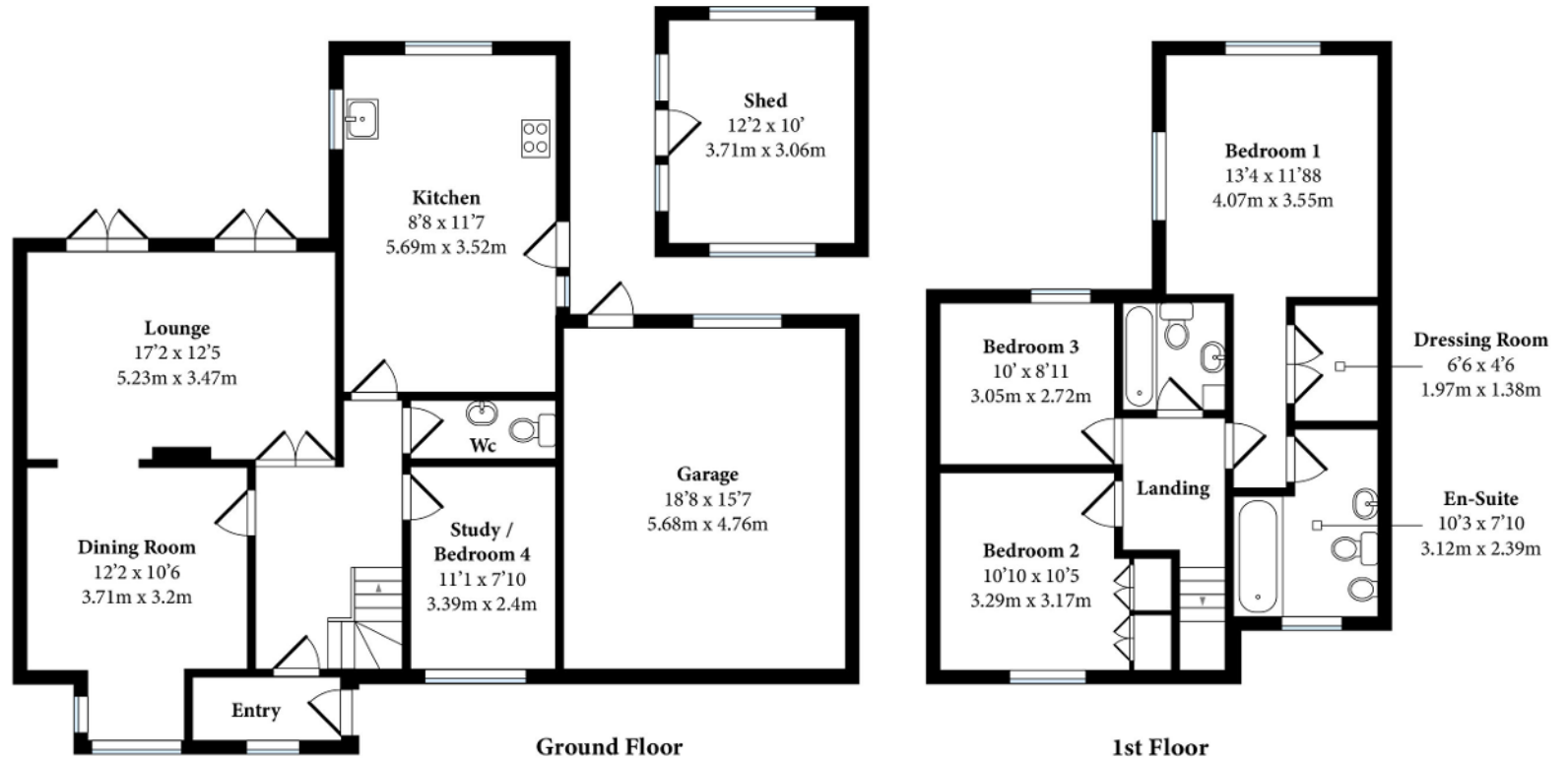
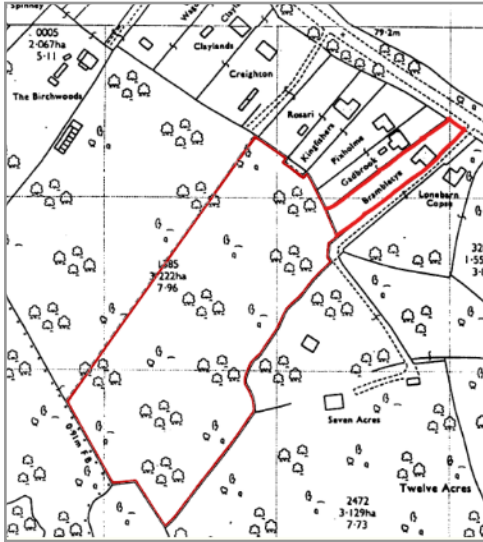
THE AREA

- WALLISWOOD IS RURAL VILLAGE CLOSE TO THE SUSSEX/SURREY BORDER
- LOCATED NEAR THE SURREY HILLS WITH MILES OF OPEN ACCESS WALKING
- 2 MILES FROM CRANLEIGH WITH ITS INDEPENDENT SHOPS, SUPERMARKET & LEISURE FACILITIES
- WALLISWOOD HAS A COUNTRY PUB, NURSERY AND VILLAGE HALL
- OCKLEY TRAIN STATION 4.5 MILES





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Total = 1854 sq ft / 172 sq m

Floor plan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



COUNCIL TAX BAND: F COUNCIL: MOLE VALLEY DISTRICT COUNCIL

SERVICES: MAINS GAS & PRIVATE SEWERAGE TENURE: FREEHOLD

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL **REBECCA 07464 043 045.**

kw REBECCA BATCHELOR

INTERNATIONAL BRAND - LOCAL ESTATE AGENT 07464 043045