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7 Thornleas Place

East Horsley, Surrey KT24 6DJ

An exceptionally well presented 2 bedroom home located in the epicentre of East Horsley village with its range of shops, cafes and main line station with direct services to London Waterloo & Guildford, all just a short stroll from the front door.

7 Thornleas Place

East Horsley, Surrey

Located at the end of this ever poplar terrace in the heart of East Horsley village, this exceptionally well presented and maintained home is ideally located for access to village amenities and community.

Once across the threshold, the entrance hall leads into the bright double aspect living room with attractive front aspect oriel bay window. This in turn leads to the well proportioned light and airy kitchen/dining room with a comprehensive range of units which incorporate all the usual appliances including oven, hob, extractor, dishwasher and washer/dryer, with ample space for a dining table and chairs and patio door access directly to the charming courtyard gardens.

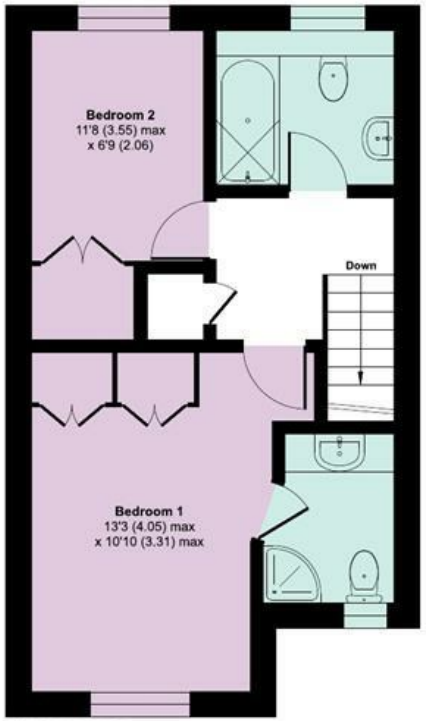
To the first floor, the main bedroom benefits from an ensuite shower room and built in wardrobe cupboards. There is a fully fitted bathroom with both bath and separate shower serving the second bedroom which also has a built in wardrobe cupboard, with further useful storage cupboard on the landing.

Outside, the part-walled courtyard garden offers a delightful low maintenance space in which to enjoy the outdoors. Thoughtfully landscaped with a paved seating area and a Wisteria clad arbour, there are mature shrubs including Pittosporum, Acer, Fig and topiary evergreen, with a useful storage shed and gated access to the private car parking space opposite the garage in a block.

For anyone new to the area, Thornleas Place is a select private courtyard development of just ten homes in the very heart of the village centre with fine architectural signatures of interest which include a mix of tile hung and brick elevations, arched windows, oriel bays and brick dental course. A block paved entrance driveway leads to the private allocated parking, garaging and 3 of the homes, with mature planting, all maintained within the annual service charge of £500, and there is footpath access to all the amenities which abound just a few yards from the front door.

The station serves Waterloo in 45 mins and Guildford in 15 mins. The local shops including Sainsburys, cafes, Post Office, Library, restaurants and boutique independents, are just a few paces in the opposite direction and just a little further via Kingston Avenue leads you to the recreation ground and open spaces adjoining the Village Hall and Medical Centre.
Viewing Highly Recommended.

Approximate Area = 666 sq ft / 61.8 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 811 sq ft / 75.2 sq m
For identification only - Not to scale



FIRST FLOOR

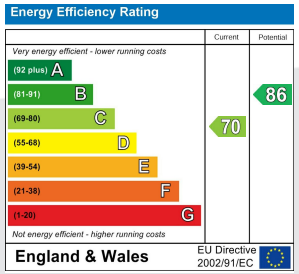
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Wills and Smerdon. REF: 1426246

DIRECTIONS

From our office in East Horsley, walk towards Station Approach, where 7 Thornleas Place will be found on the right hand side, What3Words ///taking.edit.healers NB parking is in the private driveway accessed next to the house What3Words ///remedy.forced.icon

Our Social Media



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