



**'The Old Manor House', Ockham Road South, East Horsley,
Nr. Leatherhead, Surrey, KT24 6RN**

**'THE OLD MANOR HOUSE', OCKHAM ROAD
SOUTH, EAST HORSLEY,
NR. LEATHERHEAD, SURREY, KT24 6RN**

DETACHED CHARACTER
BUILDING

GRADE II LISTED

CURRENTLY ARRANGED AS 7
FLATS

REQUIRES EXTENSIVE
REFURBISHMENT

SCOPE FOR RE-
DEVELOPMENT, STPP

GARAGES & COMMUNAL
GROUNDS

POPULAR VILLAGE OF EAST
HORSLEY

LOCAL PARADE OF SHOPS

NEARBY HORSLEY TRAIN
STATION

VACANT POSSESSION
STATION



A detached Grade II Listed building, currently arranged as seven flats, in need of complete renovation and allowing scope for re-development, subject to planning permission.

THE PROPERTY

A detached Grade II Listed building, currently arranged as seven flats. The property is in need of complete modernisation and improvement and allows scope for re-development, subject to the gaining of satisfactory planning consent.

The property was built around 1800 of brick and flint elevations under a slate covered roof and benefits from a range of garages and communal gardens. The property has suffered from extensive damp penetration causing fungal spread across the entire ground floor walls, ceilings, floors and staircase. It is in need of complete modernisation throughout.

The property is located in East Horsley village with a local parade of shops providing excellent day-to-day amenities, including cafe's, restaurants and The Duke of Wellington pub whilst being nearby to Horsley railway station connecting with Guildford and London Waterloo.



THE GROUNDS

The communal grounds are mostly laid to level lawn with garages in a block.

SITUATION

East Horsley is a Surrey village, situated between Leatherhead and Guildford. There is a superb parade of shops providing an excellent range of shops and business services catering for day-to day needs including an award-winning family butcher, F Conisbee & Son, a bakers, Budgens store, post office and general store, deli, café's, wine shop, Lloyds bank, La Meridiana Italian restaurant, Indian & Chinese takeaways, The Duke of Wellington pub, two hotels, hairdressers, barbers, pharmacy and a vets practice. There is also a railway station, which runs between Guildford and London Waterloo. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. There is a wide range of excellent schooling within the area in both the state and private sectors. The county town of Guildford is approximately 7 miles away offering a range of shopping, social, recreational and educational facilities, whilst the cosmopolitan village of Cobham is close by with its vibrant range of shops and restaurants.

COBHAM | 5 miles

LEATHERHEAD | 5.5 miles

GUILDFORD | 7 miles

HORSLEY STATION | 1.2 miles

LONDON WATERLOO | approx. 49 minutes by train (from Horsley railway station)

CENTRAL LONDON | 29 miles

Ockham Road South, East Horsley, KT24

Approximate Area = 5108 sq ft / 474.5 sq m

Annexe = 536 sq ft / 49.7 sq m

Total = 5644 sq ft / 524.2 sq m

For identification only - Not to scale

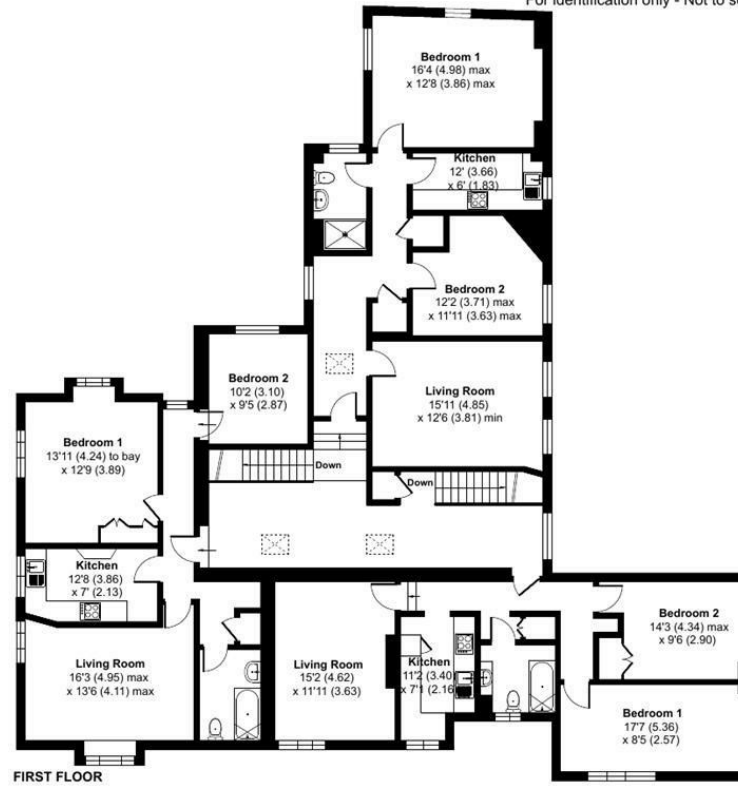
LOCAL AUTHORITY

Guildford Borough Council

SERVICES

All mains services are connected

5th June 2025



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Clarke Gammon. REF: 1144927

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

SAT NAV REF (Post Code: KT24 6RN)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

