



Forest Lodge, Honeysuckle Bottom, East Horsley, KT24 5TD
£1,750,000





A Stunning Rural Family Home in East Horsley

Offered to the market for the first time in over 30 years - this is a very rare opportunity to acquire a semi-rural home within East Horsley Village.

Forest Lodge is a light and airy, extended former forester's cottage. It is in Forestry England's "Mountain Wood" and surrounded by many acres of Forestry England woodland. The Sheeples are just a few minutes' walk away for the enjoyment of even more glorious Surrey countryside.

Forest Lodge sits on a generous plot of approximately 0.7 acres. The fully fenced and secure gardens are expansive and blend into the forest whilst perfectly enveloping the property. This peaceful and tranquil home is set within the Surrey Hills National Landscape, (formally referred to as an "Area of Outstanding Natural Beauty" - AONB).

The ground floor offers versatile accommodation. There is a large kitchen diner, with an adjoining utility room and a further room which would be ideal as an office or child's play area, (or puppy room). There is a triple aspect living room and a further reception room – currently used as an art room and office, but ideal for family living.

On the first floor, you'll find a sizeable dual aspect master bedroom with a large ensuite bathroom. There are two further large bedrooms, a single bedroom and a family bathroom. The top floor provides an additional bedroom alongside useful eaves storage.

Outside, there is a gorgeous veranda for enjoying cool summer shade or watching the rain. Surrounding the house itself are beautiful, established flower beds. Between the large driveway and attractive oak-framed barn there is plenty of parking for multiple cars. The barn has two storage rooms above and offers fantastic potential to convert into an annexe (subject to planning).

Forest Lodge is a very special family home, brimming with charm and potential, set within one of Surrey's most beautiful and tranquil locations.

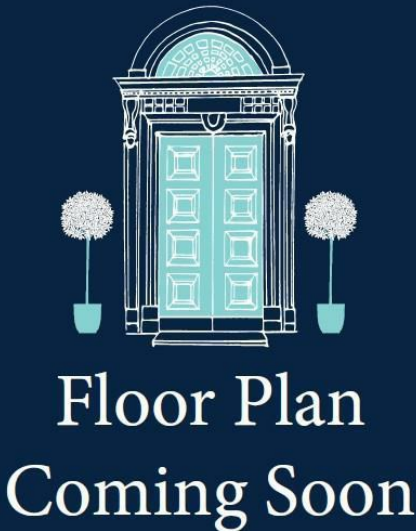
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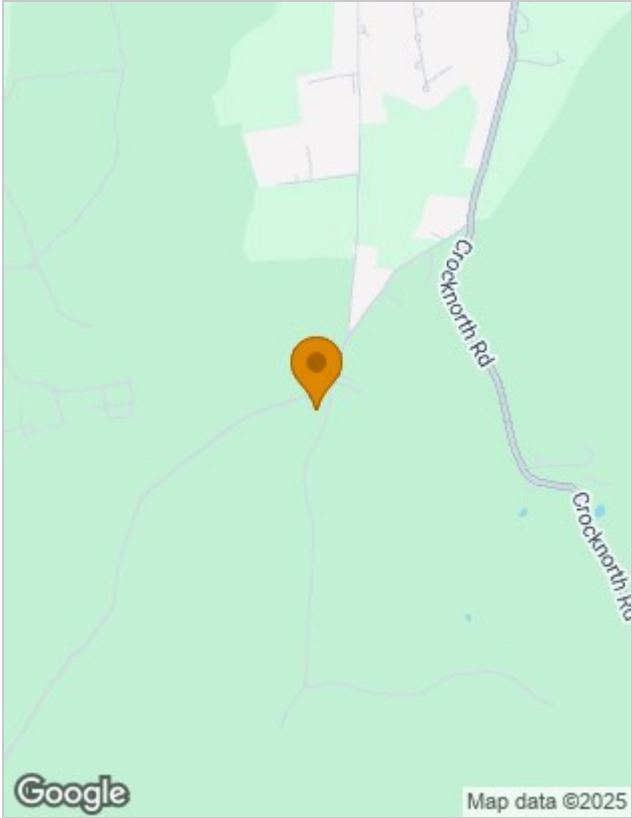




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.