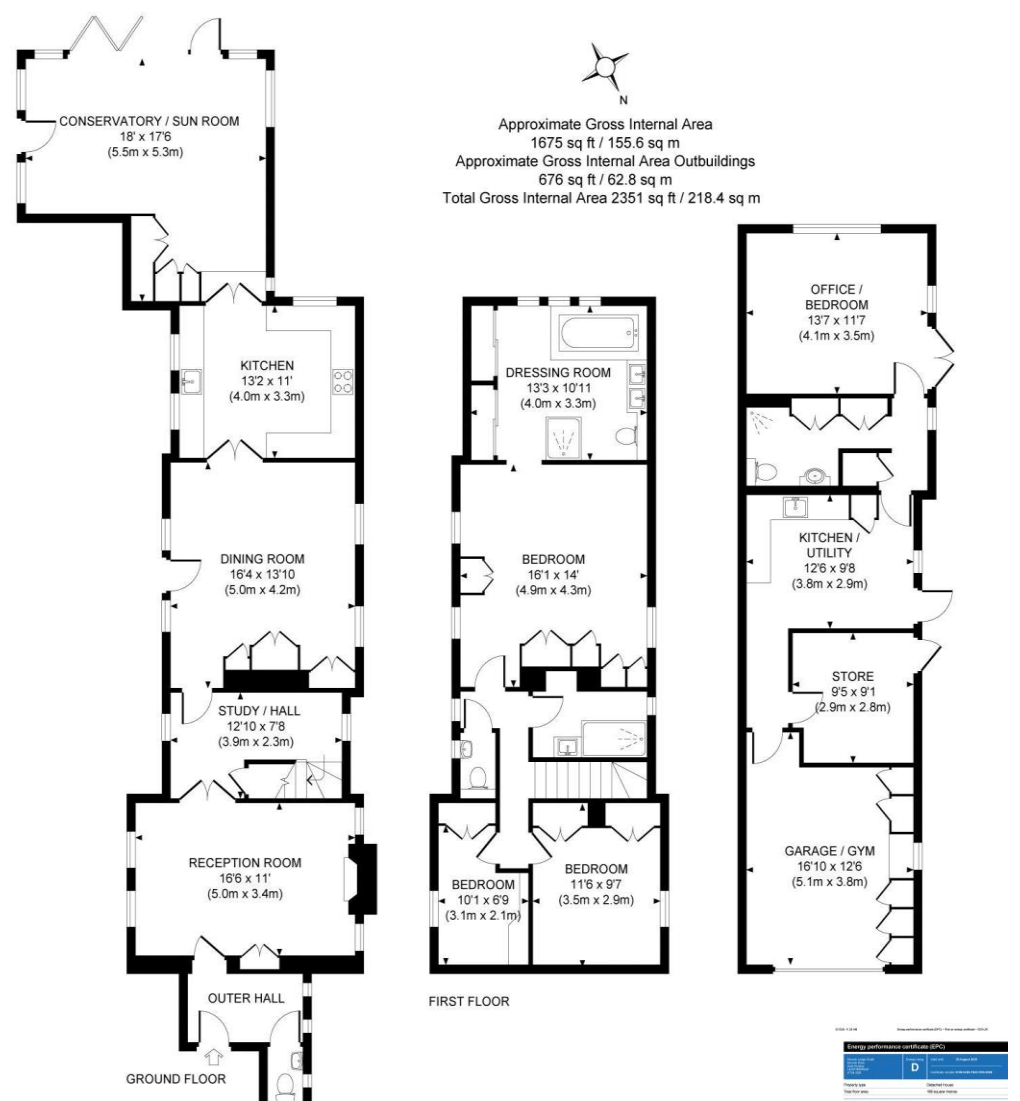


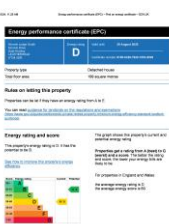


Norrels Lodge South, Norrels Drive,
East Horsley, Surrey, KT24 5DR

Guide price £1,595,000 Freehold



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Norrels Lodge South, Norrels Drive,
East Horsley, Surrey, KT24 5DR**

A beautiful Grade 2 listed former lodge house with detached annexe and delightful south westerly backing gardens situated in a much sought after private road within easy walking distance of East Horsley village centre.



THE PROPERTY This cottage, dating back to 1853, is located on a private, tree lined road within a few minutes of the open spaces of Effingham Common and surrounding woods and just a short, seven minute walk to East Horsley village with its direct rail connections to Waterloo. The cottage has excellent WFH facilities within its adjacent annexe which provides an ideal independent home office work space with high speed fibre broadband connections and good mobile phone coverage. Additional kitchen, utility, storage and shower/bathroom facilities are also included. Alternatively it is similarly ideal for an elderly relative, au pair, carer, teenager or others. The cottage itself has been sympathetically restored being completely re-wired and re-plumbed in the last ten years along with the installation of underfloor heating, discrete solar panels and an air source heat pump bringing this characterful home right up to date. The en-suite master bathroom features a steam cabinet whilst the kitchen has also been custom designed and built. This features plentiful storage, a double-oven range cooker, twin dish washers, a built in coffee machine and an excellent induction wok integrated within the stone work-surfaces. There is a large built-in, "high-end" Gaggenau fridge/freezer. To the rear of the property there is a large oak frame sun room/conservatory which opens out through bi-fold doors onto a York stone patio and into the attractive, secluded and mature garden, which enjoys a sunny south westerly aspect. To the front there is space for several cars with access to the single garage currently configured as a gym. EPC RATING D.

