



**Cottleston, Park Horsley,
East Horsley, Surrey, KT24 5RZ**

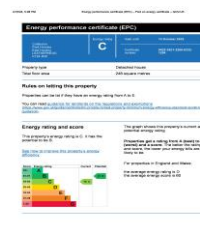
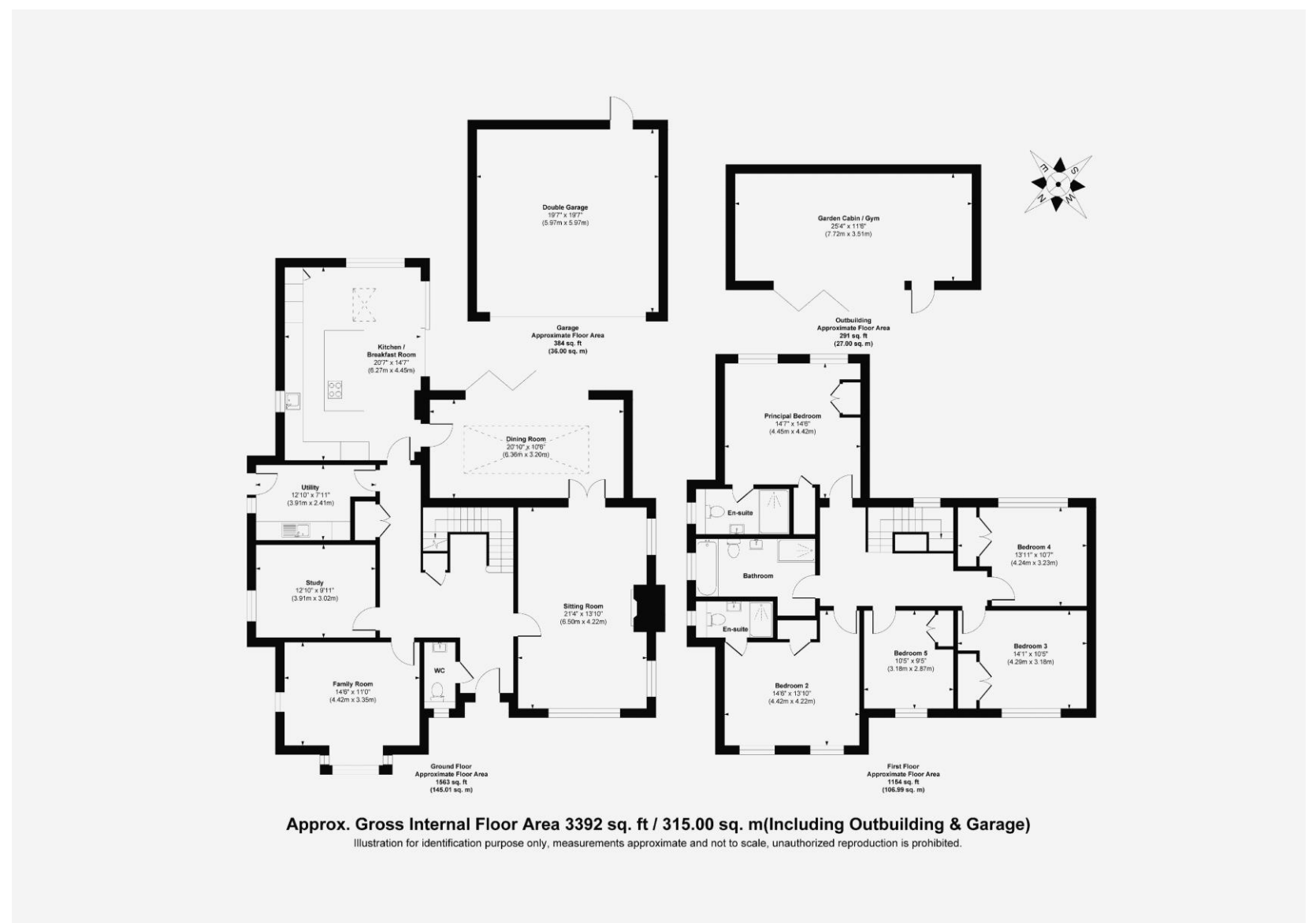
£1,995,000 Freehold

Directions

From our office in East Horsley turn left onto the Ockham Road South and carry on until you reach the T-junction at the A246. Turn left towards Leatherhead and Park Horsley will be found on the left hand side near the bottom of the hill. Cottleston is a short way along on your right hand side.

Local Authority

Guildford Borough Council: 01483 505050



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Surrey, KT24 5RZ**

Located in a cul-de-sac on the south side of East Horsley village a five bedroom family home built 10 years ago with a detached double garage.



THE PROPERTY A 5 bedroom, 3 bath/shower room executive family home built approximately 10 years ago on a generous plot of approximately 0.7 acres. Located in a cul-de-sac on the south side of East Horsley village on the edge of the Surrey Hills this modern home has traditional elements such as eye brow windows and ornate brickwork influenced by the 1930's Chown style renowned in the area. All internal doors are high quality walnut and the house has underfloor heating to both floors powered by an air source heat pump. On the ground floor there is a spacious hall and four reception rooms together with a kitchen/breakfast room, utility room and cloakroom. The kitchen has a large picture window plus sliding doors as well as a rooflight and is fitted with an excellent range of white contemporary units, feature island and all the appliances you would expect. Next door the dining room has both a large rooflight and bi-folding doors out to the patio and garden plus double doors into the dual aspect sitting room with a large wood burning stove as the focal point. Opposite, the family room has a feature oriel window. The sizeable study on the side with space for two desks if required completes the ground floor. Upstairs both the principal and guest bedrooms have a modern ensuite shower rooms, built-in wardrobes and vaulted ceilings that add to the feeling of space. The other three double bedrooms also have their own storage and are serviced by the luxury family bathroom. At the rear there is a full width sunken Indian sandstone patio with steps up to an expanse of lawn with a selection of mature trees and hedging to the boundaries that create a high degree of privacy. To one corner the substantial pitched roof garden cabin has wide bi-fold doors and could be used as a home, gym or teenagers den. At the front the house and front lawn is concealed behind mature laurel hedging with a large gravel drive giving access to the substantial detached double garage. Council Tax Band H.

