



**Holmwood House, 1 Holmwood Close,  
East Horsley, Surrey, KT24 6SS**

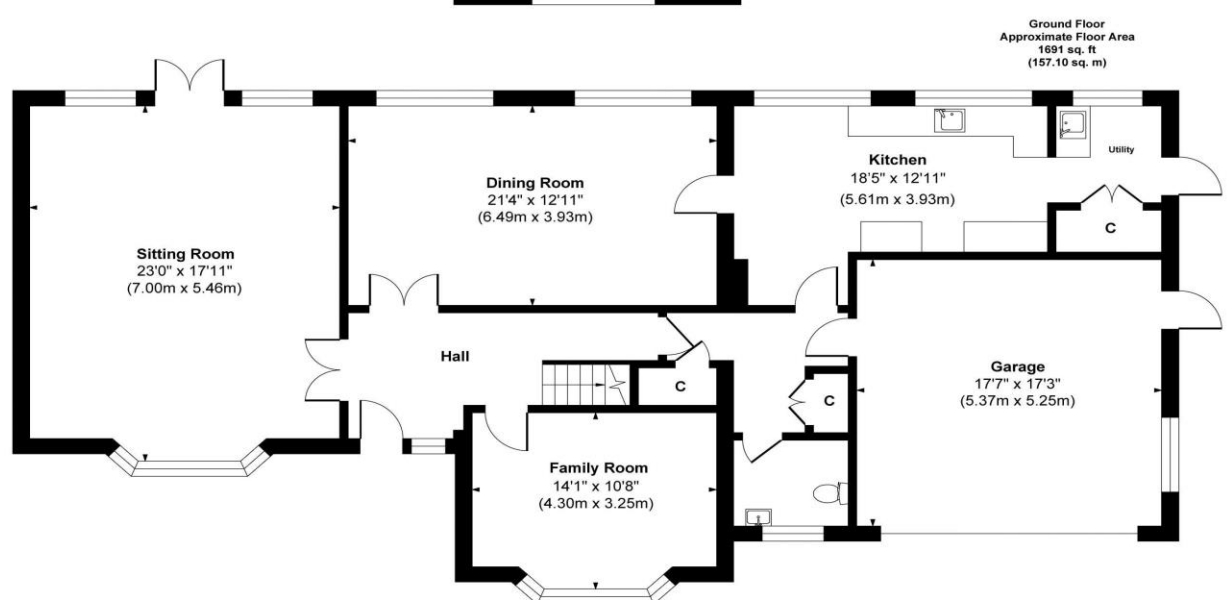
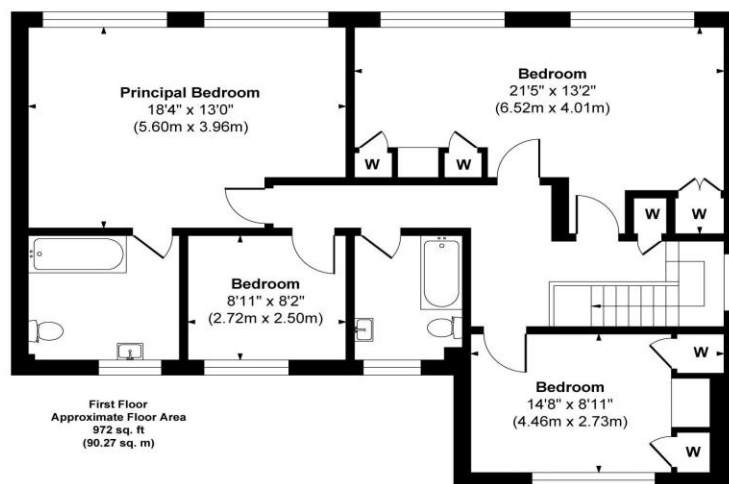
**£1,195,000 Freehold**

### Directions

From our office in East Horsley turn left into the Ockham Road South up towards the A246 for approximately one mile. Turn right into St Martins Close and follow this around and Holmwood Close is on your left with number 1 first on your left.

### Local Authority

Guildford Borough Council: 01483 505050



**Approximate Gross Internal Floor Area 2663 sq. ft / 247.37 sq. m**  
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 before making any decisions upon them.





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With scope to extend stpp and enhance a four bathroom, family home in a private cul-de-sac location with no onward chain.



**THE PROPERTY**

A substantial four bed, two bath, 3 reception room family home, located on a 0.27 acre west backing plot in a quiet private cul-de-sac on the south side of the village. Whilst the property has modern double glazing it is in need of updating with excellent scope to extend if desired, subject to planning. The accommodation of over 2,600 ft. sq. has a large triple aspect lounge, dining room, family room/study and kitchen/breakfast room plus a utility. In addition there is an integral double garage and a car port to the side. Upstairs two of the original five bedrooms have been combined but could easily be separated again as the doors are still in situ. In addition the smallest bedroom could become a dressing room to the principal suite. The wide west backing sunny garden is overgrown so larger than it appears and offers a high degree of privacy from the neighbours. Local shops are only a short walk away at Bishopsmead Parade and East Horsley village centre and station are just over a mile to the north. To the south the Sheepleas area of the Surrey Hills is only a short walk away with miles of country walks and bike trails. Please note the house is available with no onward chain. Council Tax Band G.

