



**Lerryn Cottage, Cobham Way,
East Horsley, Surrey, KT24 5BH**

£1,675,000 Freehold

Directions

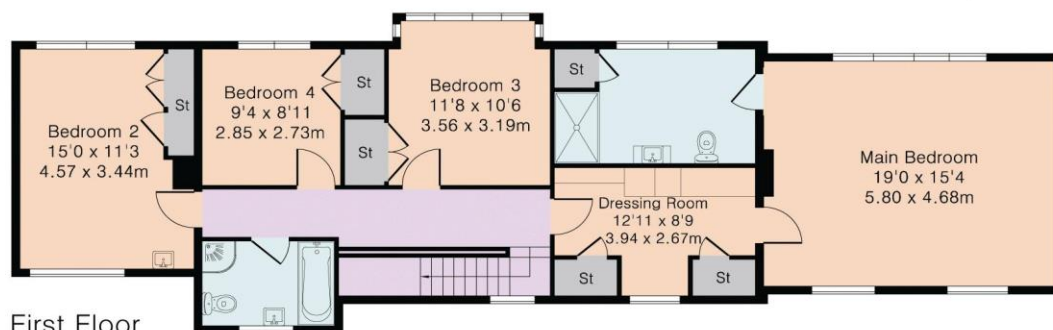
From our office in East Horsley turn left into Cobham Way and follow the road round to the left. Lerryn Cottage will be the last property on the left hand side at the top.

Local Authority

Guildford Borough Council: 01483 505050

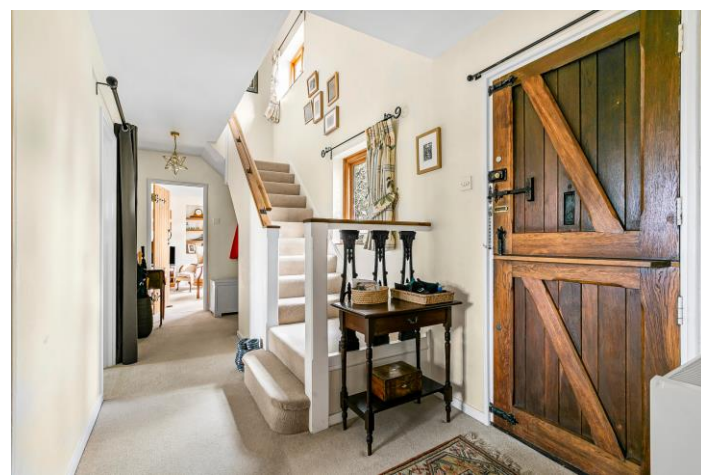


Approximate Gross Internal Area 2767 sq ft – 257 sq m
Ground Floor Area 1653 sq ft – 154 sq m
First Floor Area 1114 sq ft – 103 sq m



Lerryn Cottage, Cobham Way, East Horsley, Surrey, KT24 5BH

On a plot of 0.33 of an acre and within a very short walk to East Horsley village and station, a four bedroom family house in a private road location.



THE PROPERTY A 4 bedroom, 2 bath/shower room family house located in one of East Horsley's premier private roads just a stone's throw from the village centre and station with views to the Surrey Hills from its elevated position. Through the oak front door the welcoming hall leads you into the kitchen/dining/family room fitted with a shaker style kitchen to one end and French doors out from the dining room with steps down under a pergola with a mature grape vine as the canopy. The garden room is a recent addition with a rooflight and wide bi-fold doors making this an ideal spot to look over the well planted garden and watch the sunset. The sitting room has a wood burning stove set into an exposed brick chimney breast and French doors leading into the garden room. At the front of the house the study is comprehensively fitted out in light oak with shelving, filing cabinets, cupboards and a corner desk. From the hall a turning staircase leads up to the light and bright first floor landing. Through a dressing room with open shelving and rails plus two wardrobes the impressive, dual aspect principal bedroom has a vaulted ceiling and exposed timbers plus a generous ensuite shower room. The other 3 double bedrooms all have built-in storage and views over the garden and countryside. To the front there is a gravel carriage driveway with parking for a number of cars with mature hedging to the front and sides and a lawn in the middle and access into the integral double garage. Backing due west the rear garden is an absolute joy with a 'big sky' feel including a large patio, and lawn, with well stocked flower and shrub beds, small ponds, espaliered apple trees and a greenhouse. In total the plot measures 0.33 acres. Council Tax Band G.

