



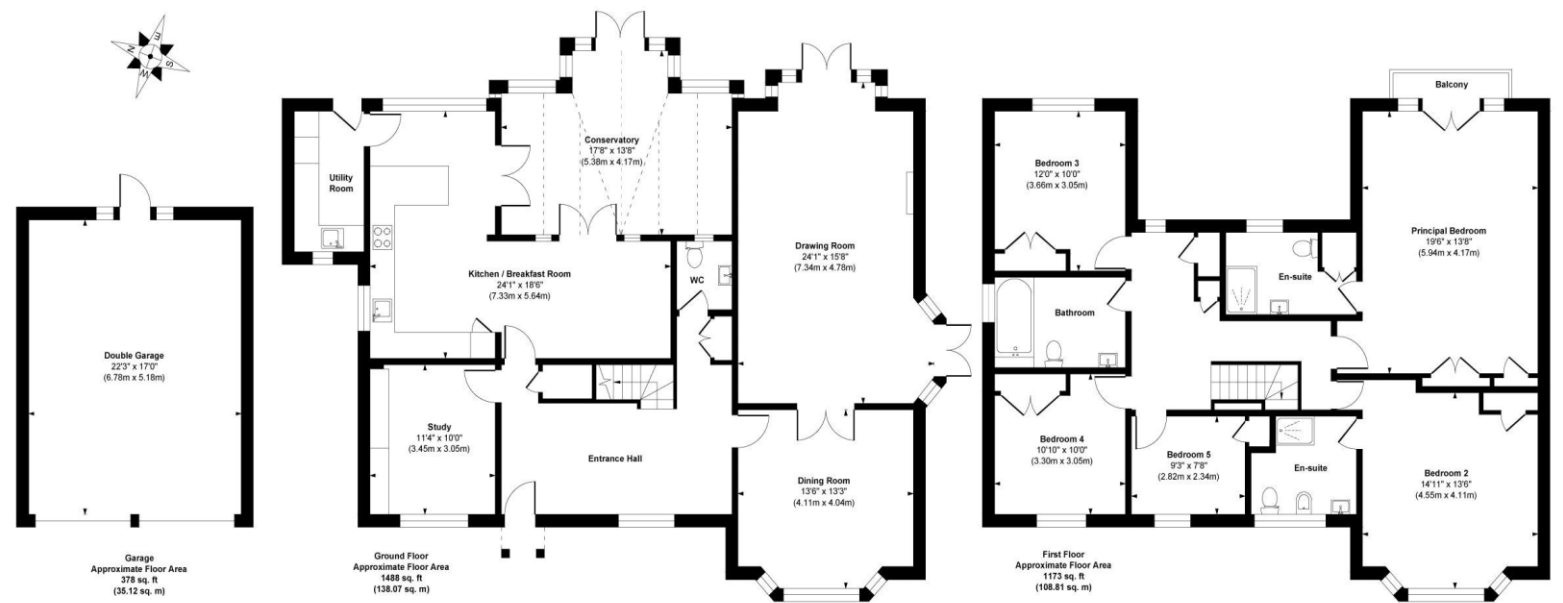
**£1,895,000 Freehold**

### Directions

From our office in East Horsley turn left and proceed along the Ockham Road South to the junction of the A246 and turn right towards Guildford. Proceed along the A246 for a mile until you reach the small roundabout and turn left into Shere Road. Paddocks Ryse will be found on the left.

### Local Authority

Guildford Borough Council: 01483 505050



**Approx. Gross Internal Floor Area 3039 sq. ft / 282.00 sq. m (Including Garage)**  
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**Paddocks Ryse, Shere Road,  
West Horsley, Surrey, KT24 6EF**

Situated on the edge of the Surrey Hills an attractive detached farmhouse style five bedroom family home enjoying countryside views on a 1.25 acre plot in West Horsley.



**THE PROPERTY**

Paddocks Ryse is a spacious family home offering extensive five bedroom accommodation in excess of 3,000 sq ft set over two floors and occupying a wonderful plot of about 1.25 acres situated on the edge of the Surrey Hills, an area of outstanding natural beauty. The property was built in Surrey farmhouse style and is on the market for the first time since new having been exceptionally maintained by the current owner. The quality and sense of space is immediate from the wonderful oak panelled reception hall, which gives access to the three main reception rooms and large kitchen/breakfast room. In addition on the ground floor there is a large sunroom, utility room and downstairs cloakroom. On the first floor there are two bedroom suites, both with en-suites shower rooms, the master having a balcony overlooking the adjoining paddock. Three further bedrooms and a family bathroom complete the first floor accommodation. Outside there is a large detached double garage, beautifully landscaped gardens approaching  $\frac{1}{2}$  acre with a further  $\frac{3}{4}$  acre paddock to the rear. n.b. there is a further paddock adjacent to the house of about 2 acres which is available by separate negotiation. Council Tax Band G.

