



**Silver Birch, Meadow Bank,
East Horsley, Surrey, KT24 6SW**

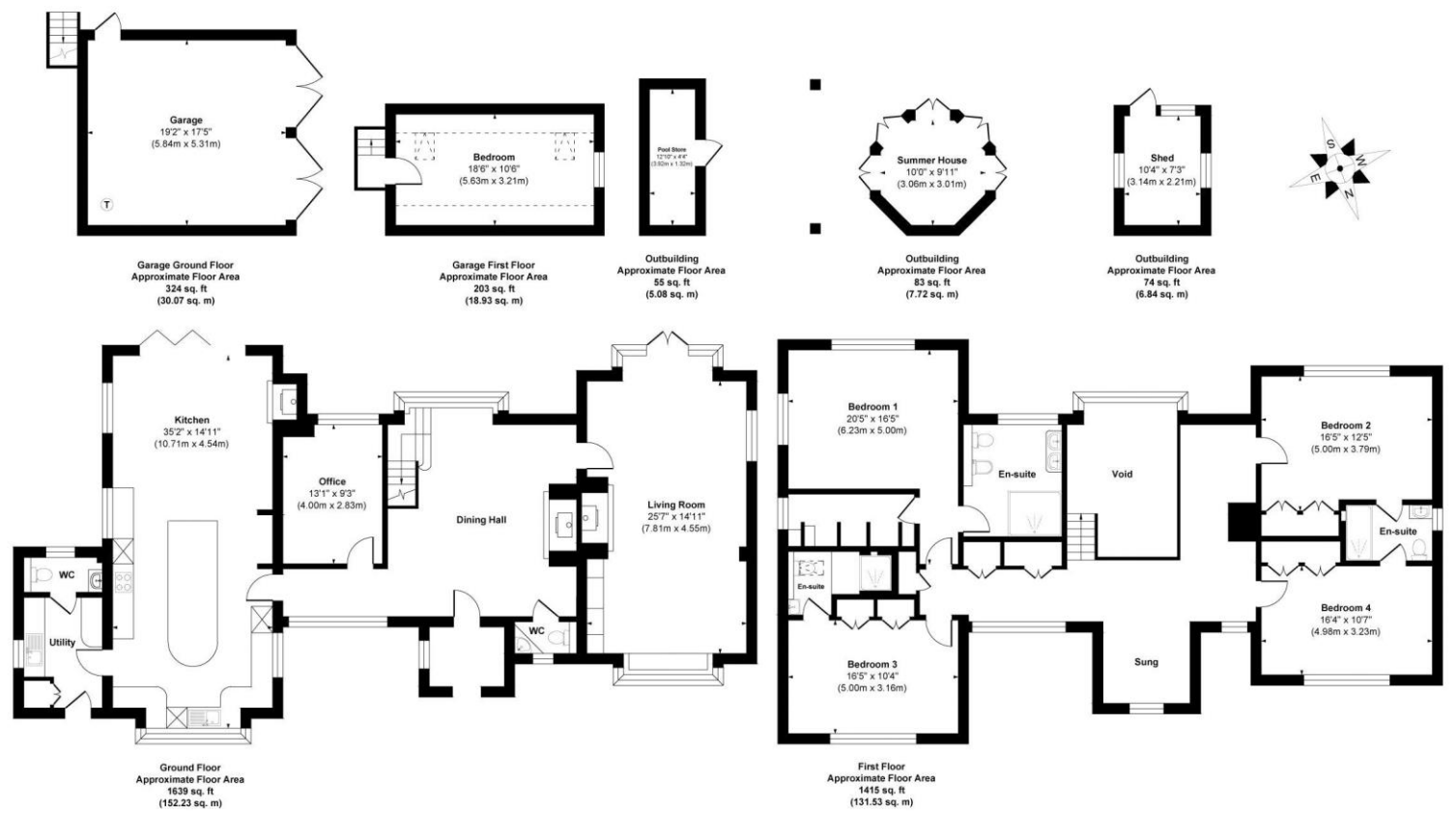
£2,750,000 Freehold

Directions

From our offices in East Horsley turn left onto the Ockham Road South and after half a mile after the turning on the left hand side for the Forest Road Higher Drive can be found on the left hand side and Meadow Bank is off this on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approx. Gross Internal Floor Area 3793 sq. ft / 352.40 sq. m (Including Garage & Outbuilding)

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With a beautiful south-west facing garden with outdoor pool, covered pool house and double garage, a superb five bedroom, detached character family home within a short walk of East Horsley village and station.



THE PROPERTY

A stunning modern character home with nearly 4,000 sqft of sustainable and energy efficient accommodation occupying a truly outstanding and unique plot of about ¾ acre. Built about twelve years ago this delightful oak home features an impressive full height vaulted dining hall, providing a wonderful feeling of space and light. All rooms are of an excellent size and designed for modern living with both formal and informal areas and including a superb kitchen/breakfast/family room incorporating a large central island. The formal drawing room is triple aspect with views over the garden and pool area and with feature open fireplace. A large study/snug and utility room complete the ground floor, whilst on the first floor the large principal bedroom suite includes a dressing room and large en-suite. There are three further large bedrooms including a guest suite, whilst the third and fourth bedrooms have a Jack and Jill bathroom. The bedroom accommodation could easily be enlarged with the conversion of a large open landing study/library area, whilst the loft areas are suitable for conversion, subject to planning regulations. Outside the gardens are beautifully landscaped and offer excellent privacy and include a delightful pool area and covered pool house & terrace. A summer house, separate kitchen garden area, ornamental pond and lawn areas together with a sunny aspect complete the picture, whilst the double garage block features an occasional bedroom/games room/home office above. Council Tax Band G.

