



**Pine Tree Cottage, Ockham Road South,  
East Horsley, Surrey, KT24 6RZ**

**£785,000 Freehold**

### Directions

From our office in East Horsley turn left along the Ockham Road South and after half a mile Pine Tree Cottage will be found on your left hand side opposite Lower Peryers.

### Local Authority

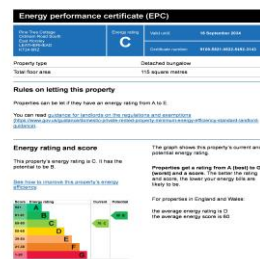
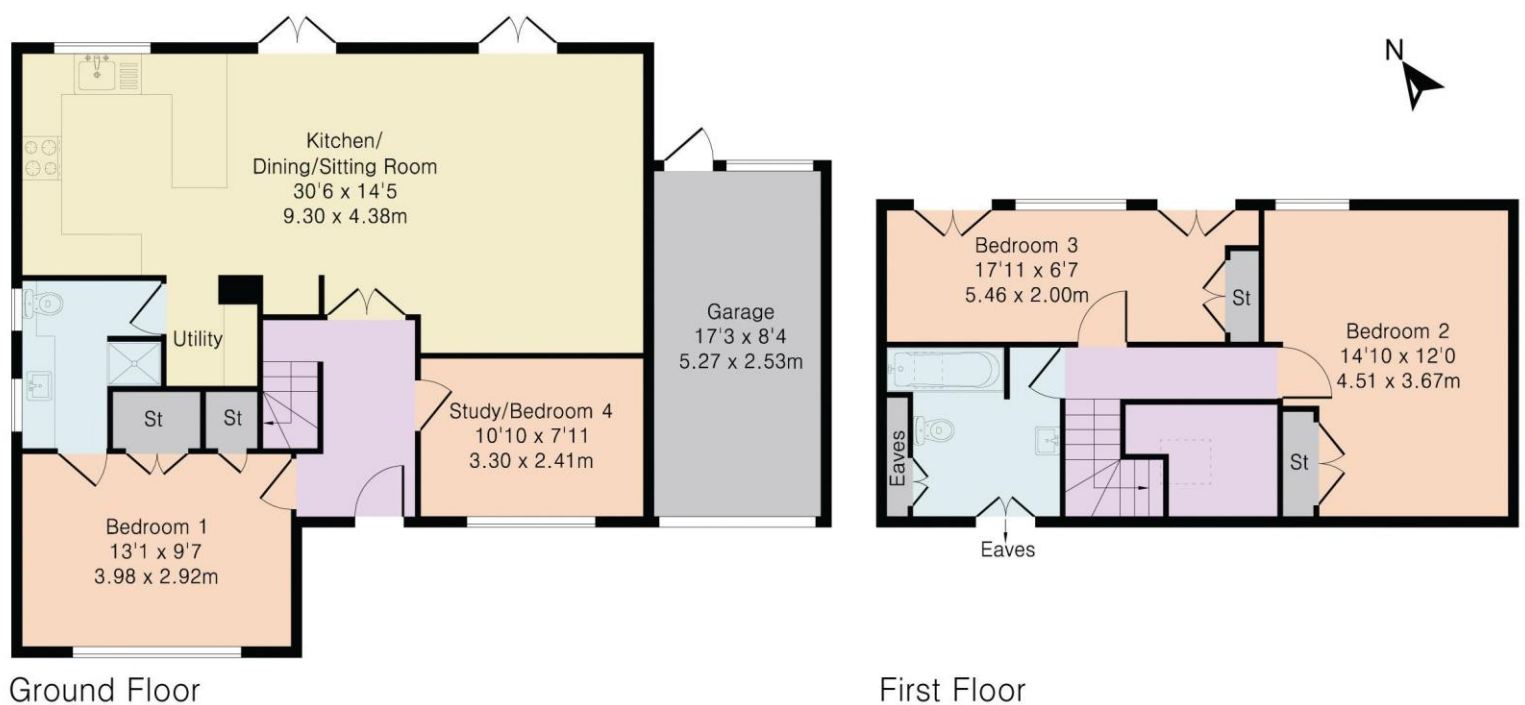
Guildford Borough Council: 01483 505050



**Approximate Gross Internal Area 1392 sq ft - 129 sq m**

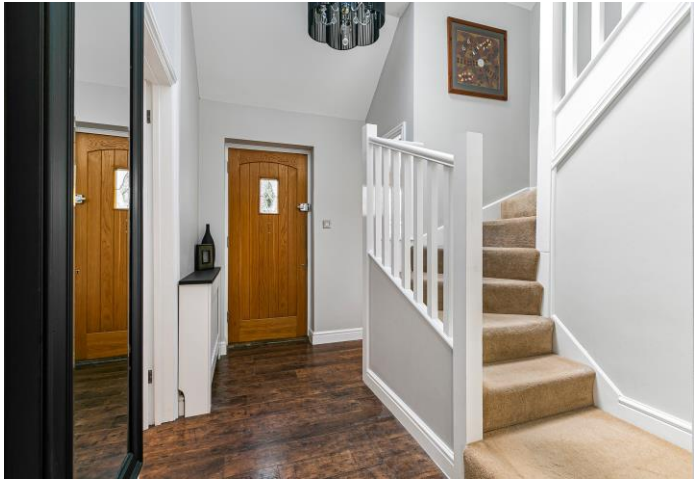
Ground Floor Area 933 sq ft – 87 sq m

First Floor Area 459 sq ft – 42 sq m



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Within half a mile of East Horsley village centre and station, a detached spacious three/four bedroom chalet bungalow with off-street parking, attached garage and gardens.



**THE PROPERTY** A three-four bedroom chalet style home set back from the road and located just over ½ mile from East Horsley shops and station with scope to enlarge stpp. Through the front door the welcoming hall gives access through double doors into the open plan kitchen/dining/sitting room. To the left the kitchen has an excellent range of contemporary units with granite work surfaces, breakfast bar, eye level oven and grill, 5 ring induction hob, dishwasher, wine fridge and space and plumbing for an American style fridge/freezer. The dining area has plenty of room for a dining table and double opening doors out to the deck and garden. The lounge area has ample room for a couple of sofas and chairs plus is wired for a wall mounted T.V. From the kitchen through an arch there is a useful utility room with space and plumbing for a washing machine and tumble dryer as well as a coats hanging area. A further door leads into the downstairs shower room that doubles up as an ensuite for the principal bedroom. A good sized room with a built-in double wardrobe and plenty of space for further built-in storage if desired. The other side of the hall is a second reception room that could be a study, snug or bedroom four. From the hall a turning staircase leads up to the first floor landing with access into two further double bedrooms, serviced by the family bathroom with a shower over the bath. At the front of the property there is a gravel carriage driveway with parking for 2-3 cars that provides access into the attached single garage with electric up and over door. In addition there is a wall mounted EV charger. To the rear there is a full width deck with a covered pergola to one side. The rest is mainly laid to lawn with specimen trees with shrubs and mature hedging to the boundaries. The bus for The Howard of Effingham secondary school stops close by and the Raleigh School is approximately 1½ miles away by road. Council Tax Band F.

