



**Thelton, Orchard Close,  
East Horsley, Surrey, KT24 5EZ**

**£1,275,000 Freehold**

## Directions

From our offices in East Horsley proceed left along the Ockham Road South for about 1/4 of a mile and turn left into the Forest Road. Follow this for about 3/4 of a mile before turning right into Orchard Close just before the railway bridge. Thelton will be found on your left hand side.

## Local Authority

Guildford Borough Council: 01483 505050

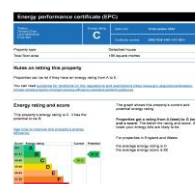


Approximate Gross Internal Area Main House 2188 sq. ft / 203.28 sq. m

Approximate Gross Internal Area Garage 142 sq. ft / 13.15 sq. m

Approximate Gross Internal Area Garden Cabin 311 sq. ft / 28.88 sq. m

Approximate Gross Internal Floor Area 2641 sq. ft / 245.31 sq. m (Including Garage & Garden Cabin)  
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.





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Set in a private road location within easy reach of both East Horsley village and Effingham Junction Station a detached, spacious four/five bedroom house that has been extended and refurbished.



**THE PROPERTY** A four/five bedroom, three bath/shower room detached house that has been extended and comprehensively refurbished by the current owners creating a spacious and comfortable family home. It is located in a private cul-de-sac, close to Effingham common and an eight minute walk from Effingham Junction station, yet only one mile walk to East Horsley village shops. The spacious hallway has excellent storage option for coats, shoes and family clutter as well as a large cupboard with space and plumbing for a washing machine and tumble dryer. The hall opens into the kitchen/dining/family room with a woodburning stove to one side and two contemporary rooflights above. The kitchen is fitted with an excellent range of shaker style units, space for an American style fridge/freezer, integrated dishwasher, eye-level AEG ovens and an AEG induction hob inset into the island with breakfast bar seating on two sides. The dining area has plenty of room for a good sized table and is adjacent to double opening doors leading out to the patio and garden. From the seating area there are sliding pocket doors into the dual aspect lounge with a sandstone fireplace as the focal point. The ground floor bedroom is serviced by a modern shower and the useful study/bedroom five is to the side. Engineered oak flooring flows throughout the ground floor. Upstairs the superb principle suite has triple opening wardrobes and steps up to a Juliet balcony. The spacious luxury ensuite includes a contemporary floor standing oval bath, a walk-in shower and underfloor heating. Bedrooms two and three are a respectively a large and small double bedroom with the former having built-in wardrobes. The modern family shower room completes the first floor. At the front of the house there is a gravel carriage driveway with parking for a number of cars and access into the single garage on the side. At the rear there is a raised Indian sandstone patio and entertainment area under a timber pergola, a good sized lawn and heated garden cabin with fibre broadband that is ideal as a home office or gym. Council Tax Band E.

