



**Kingsfold, Ricksons Lane,  
West Horsley, Surrey, KT24 6HU**

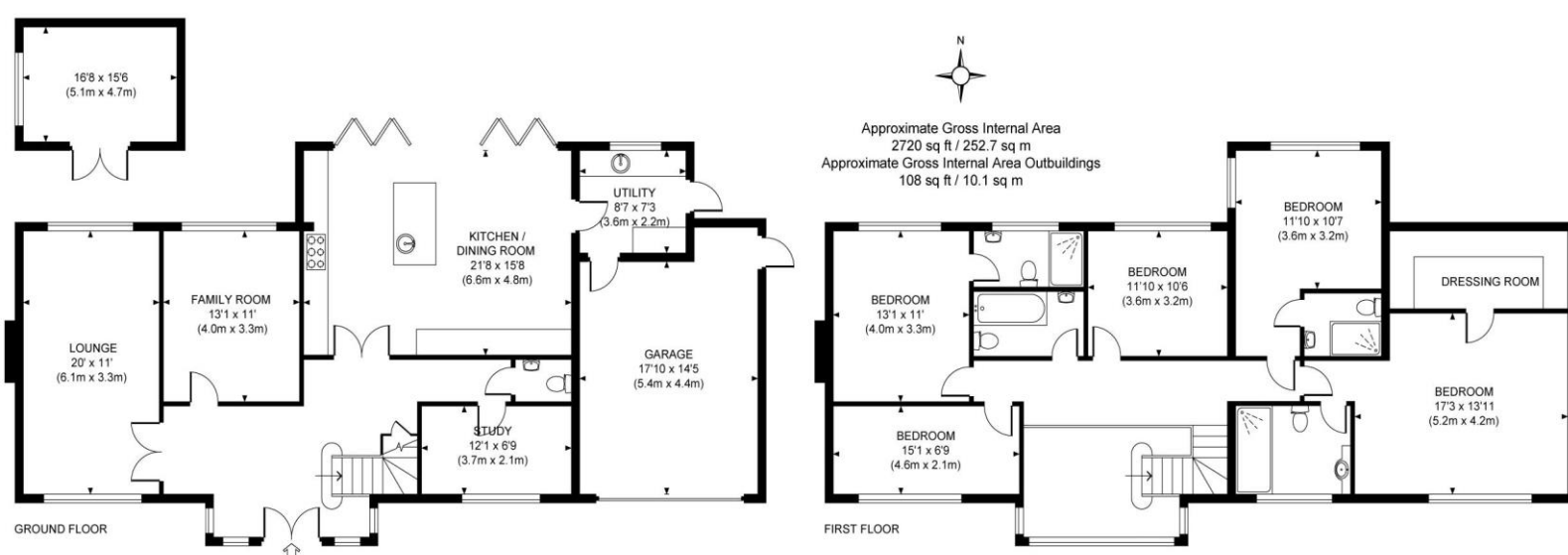
**£1,295,000 Freehold**

## Directions

From our offices in East Horsley turn right under the railway bridge along the Ockham Road North then take the first left into East Lane. Continue under the next railway bridge and Ricksons Lane is the first turning on the right. Kingsfold is on your left hand side after the right hand bend.

## Local Authority

Guildford Borough Council: 01483 505050





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Situated on a private road Kingsfold is a completely refurbished and extended five bedroom, four bath/shower roomed family home with gardens and carriage driveway.



**THE PROPERTY** A very well-presented five bed, four bath/shower room family home located in a private cul-de-sac in West Horsley. The double height entrance hallway is a delight and has wide glazing to the front creating a light and bright introduction to this well maintained home. Double doors lead through to the kitchen/dining room with an extensive range of kitchen units with granite work surfaces and an island unit. The kitchen has all the appliances one would expect including two ovens, microwave, coffee maker, gas hob, two wine fridges, dishwasher and American style fridge freezer. To the rear wide bi-fold doors lead out to the rear terrace and garden. To the side is the useful utility room with additional storage, fridge freezer and space for a washing machine and tumble dryer. From here there is a door into the integral double garage. Please note that the kitchen/dining room and entrance hall all have underfloor heating. To the left of the hall is the dual aspect lounge with feature contemporary gas fire as a focal point. In addition there is an excellent square family room next door. To the other side of the house is the study and the downstairs cloakroom. From the hall a glazed oak staircase leads to an impressive galleried landing providing access to all five bedrooms. The 17ft master bedroom has a superb separate dressing room with ample hanging and shelving space together with ensuite shower room with oversized walk-in shower. Bedrooms two and three are of a similar size and both have their own ensuite shower rooms with walk-in showers. Bedrooms 4 and 5 are also double bedrooms and are serviced by the family bathroom and separate wc. To the front of the property there is a substantial carriage driveway has parking for numerous cars as well as a contemporary shrub bed and a small area of lawn. To the rear the garden has a lovely open aspect with a timber cabin to one side that is ideal as a home office or gym etc. There is a substantial raised patio, ideal for entertaining, with a fitted hot-tub to one corner plus an area of artificial lawn with shrub beds and fencing to the boundaries. Council Tax G.

