



Thaxted Cottage, Glendene Avenue, East Horsley, Surrey, KT24 5AY

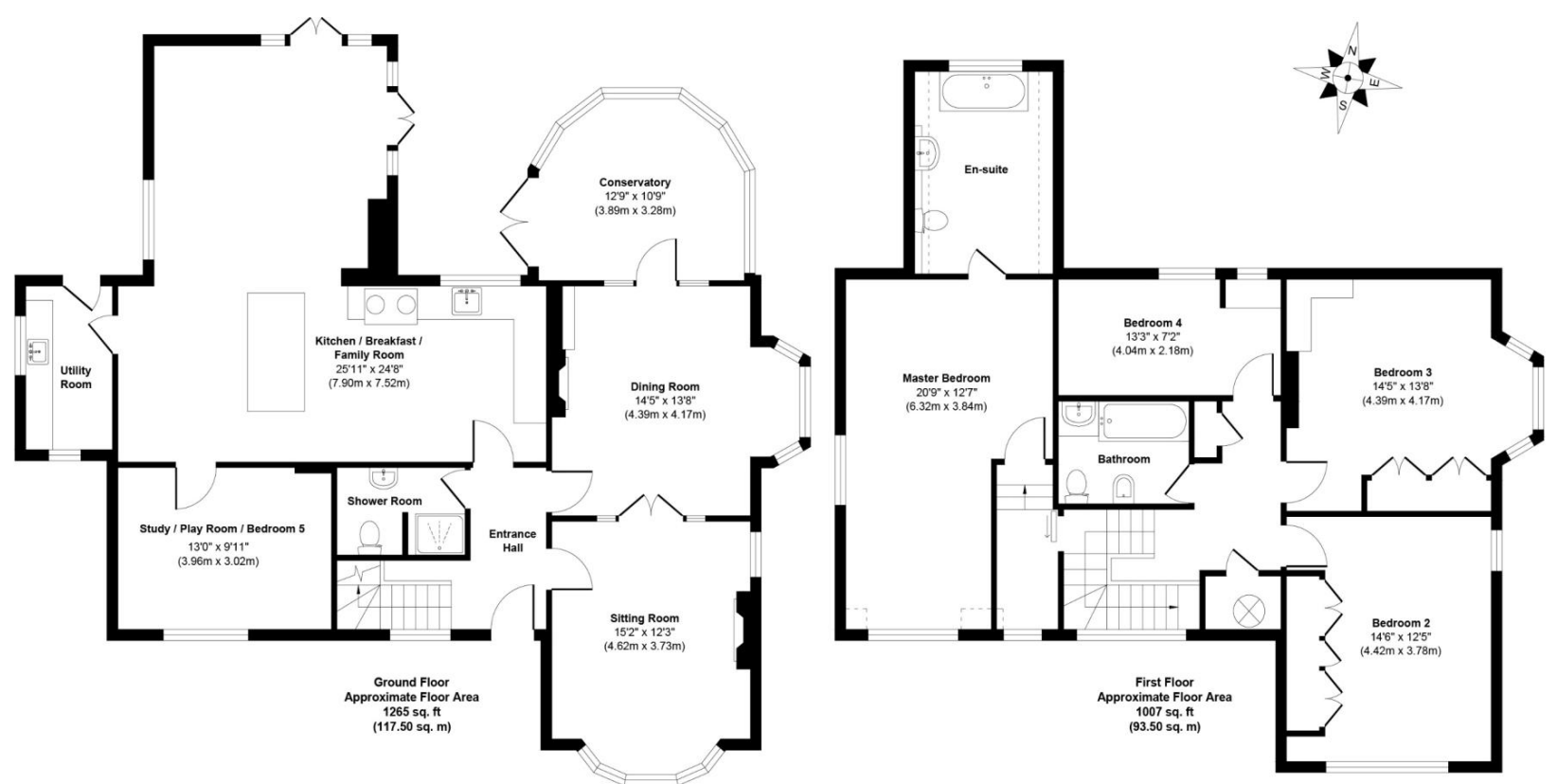
£1,595,000 Freehold

Directions

From our office in East Horsley village turn left along the Ockham Road South and shortly after the shops turn left into Glendene Avenue. Thaxted Cottage will be found towards the end of the private road on the left.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Floor Area 2272 sq. ft / 211.00 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (90-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Thaxted Cottage, Glendene Avenue,
East Horsley, Surrey, KT24 5AY**

Situated in a much sought after private road just a short walk to the village centre and station, a wonderful opportunity to buy an original Chown built character home offering spacious and flexible accommodation.



THE PROPERTY Thaxted Cottage is a delightful Frank Chown built character thatched home, built in the 1930's and situated in a much sought after private gated road just a short walk from East Horsley village centre. The house has been sympathetically extended, whilst retaining the inherent features associated with Chown houses including eyebrow windows, oak beams and oak internal doors. The warmth and character are evident from first standing in the wide loggia and oak front door opening to the entrance hall with recently refitted character cloaks/shower room. The kitchen breakfast/family room is absolutely delightful with country style cabinets, a large island unit, gas aga and lovely rough tumbled tiled flooring. The open family area has doors to the rear terrace and garden. Off the kitchen is a large playroom/family room which could also be a good size study. To complement the ground floor there is a good size formal living room with wide bay window and feature gas stove, dining room and conservatory. On the first floor there are four bedrooms, the master being a lovely room with large en-suite bathroom, in addition to which there is a family bathroom recently refurbished. The gardens are of good size, the plot in total extending to approximately ¼ acre, and with excellent privacy. There is also ample parking for several cars and the potential to build a garage STPP. Glendene Avenue is highly sought after being one of the most prestigious roads, where it is rare that houses come to the market for sale, situated just a short walk from the village centre and station, it offers convenience, in a quiet and peaceful private road location. Council Tax Band G.

