



Paddocks Ryse, Shere Road, West Horsley, Surrey, KT24 6EF

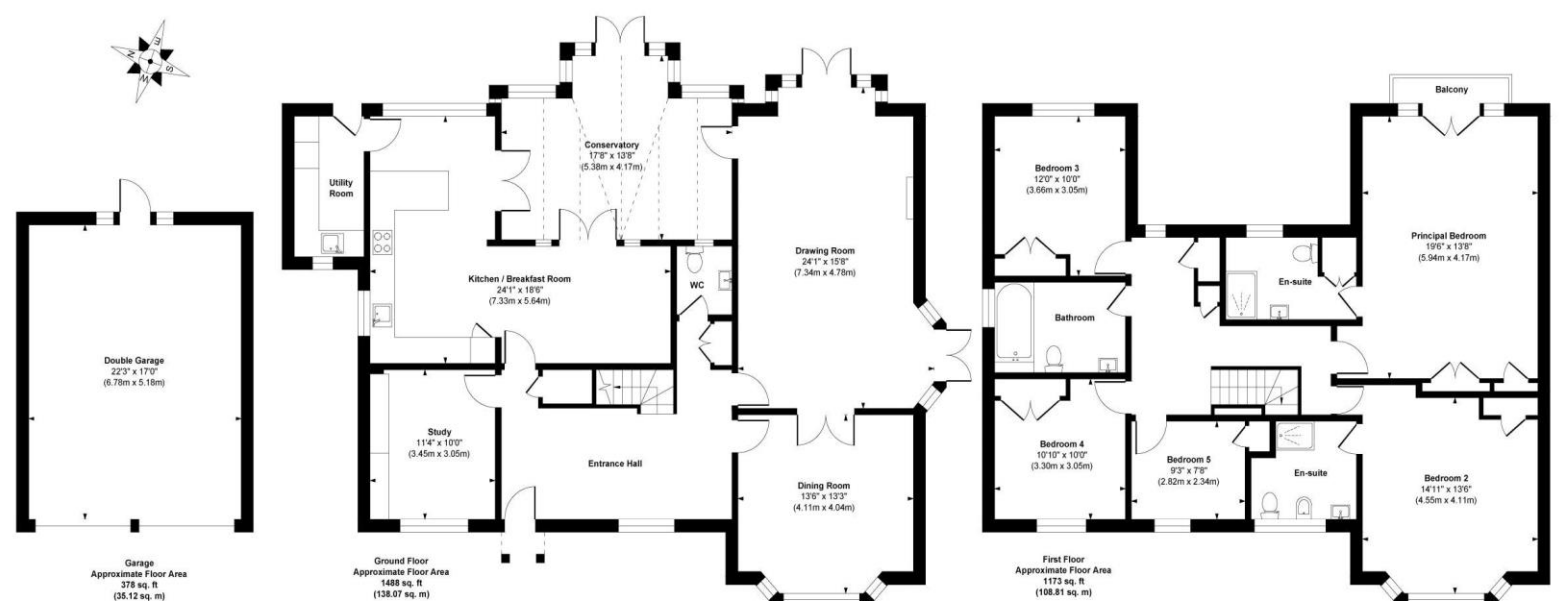
£1,795,000 Freehold

Directions

From our office in East Horsley turn left and proceed along the Ockham Road South to the junction of the A246 and turn right towards Guildford. Proceed along the A246 for a mile until you reach the small roundabout and turn left into Shere Road. Paddocks Ryse will be found on the left.

Local Authority

Guildford Borough Council: 01483 505050



Approx. Gross Internal Floor Area 3039 sq. ft / 282.00 sq. m(Including Garage)
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Situated on the edge of the Surrey Hills an attractive detached farmhouse style five bedroom family home enjoying countryside views with garden and paddock totalling approx. 3.25 acres.



THE PROPERTY

Paddocks Ryse is a spacious family home offering extensive five bedroom family accommodation with formal gardens of nearly 0.5 acre and an adjacent L-shaped paddock of approximately 2.75 acres. The house and land is situated on the edge of the Surrey Hills with stunning rural views to both the front and rear. There are miles of country walks and cycling trails are on the doorstep whilst East Horsley village shops and station are only a 5 minute drive away. The property was built approximately 30 years ago in a Surrey farmhouse style and is on the market for the first time since new having been well maintained by the current owner. The quality and sense of space is immediate from the wonderful oak panelled reception hall, which give s access to the three main reception rooms and large kitchen breakfast room. In addition on the ground floor is a large sunroom, utility room and downstairs cloakroom, whilst on the first floor are two bedroom suites, both with shower rooms ensuites, the master having a balcony overlooking the adjoining paddock, three further bedrooms and family bathroom. At the front of the house there is a gravel driveway with parking for a number of cars giving access into the large detached double garage. Surrounding the house the formal landscaped garden are an absolute delight including three separate seating areas to follow the sun, a mini orchard, lawned areas, greenhouse and views over the adjoining paddock.

