



**Redwood, Pine Walk,  
East Horsley, Surrey, KT24 5AG**

**£2,690,000 Freehold**

### Directions

From our office in East Horsley turn left through the shops along the Ockham Road South then bear right at Forest Road into Pennymead Drive. Continue until the crossroads then go straight ahead into Pine Walk and Redwood will be found on the right hand side.

### Local Authority

Guildford Borough Council: 01483 505050

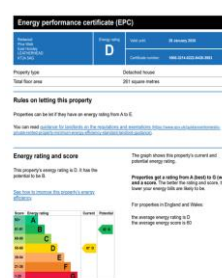


### Approximate Gross Internal Area 3805 sq ft - 354 sq m

Ground Floor Area 1971 sq ft – 183 sq m

First Floor Area 1246 sq ft – 116 sq m

Garage/Workshop Area 588 sq ft – 55 sq m



**East Horsley Office**  
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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



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Located on the private Pennymead Estate a substantial Chown five bedroom house on a 3/4 of an acre south-west facing plot with double garage and barn-style double workshop/garage.



**THE PROPERTY**

A stunning 'Chown' built family home, nestled in the prestigious Pennymead Estate, occupying one of its finest plots that stretches to over ¾ acre and boasts a southwest aspect, perfect for the afternoon and evening sun. From the moment you step into the entrance hall, the sense of style is clear, typified by the stunning galleried landing. This exquisite home has been meticulously modernised, blending contemporary elements with traditional charm, highlighted by exposed oak beams throughout. The design effortlessly combines modern living with character, including a spacious 20-foot square kitchen/family room and a striking back-to-back fireplace connecting the drawing room and dining room. The ground floor also offers a large study and utility room, while the first floor is home to five generous double bedrooms, including a master suite with a dressing room and en-suite bathroom. Outside, along with the traditional double garage, there is a fabulous barn-style double workshop/garage, providing ample space and additional functionality. East Horsley Sports Club is a 2 minute walk away from where there are footpaths leading onto Effingham Common and beyond. East Horsley village centre and station are about ¾ mile away where there are a number of shops meeting everyday needs. Council Tax Band H.

