



HENSHAWS



Patrew, Pine Walk,
East Horsley, Surrey, KT24 5AG

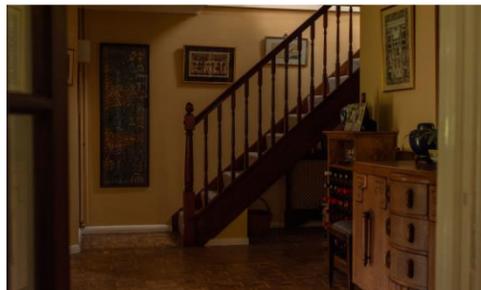
£1,995,000 Freehold

Directions

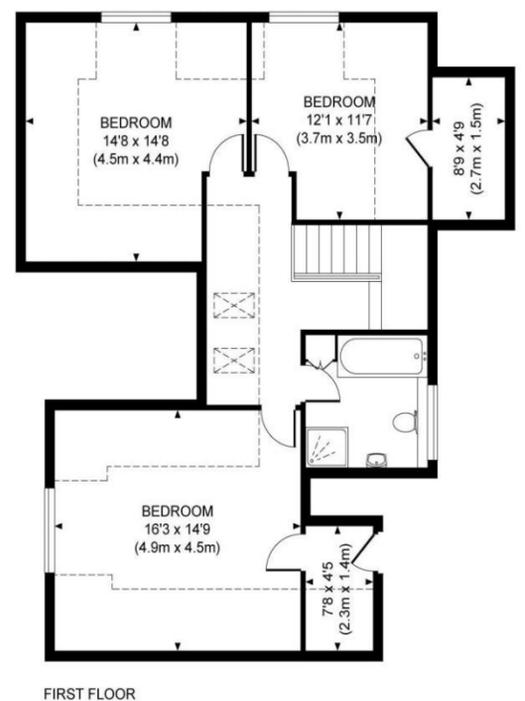
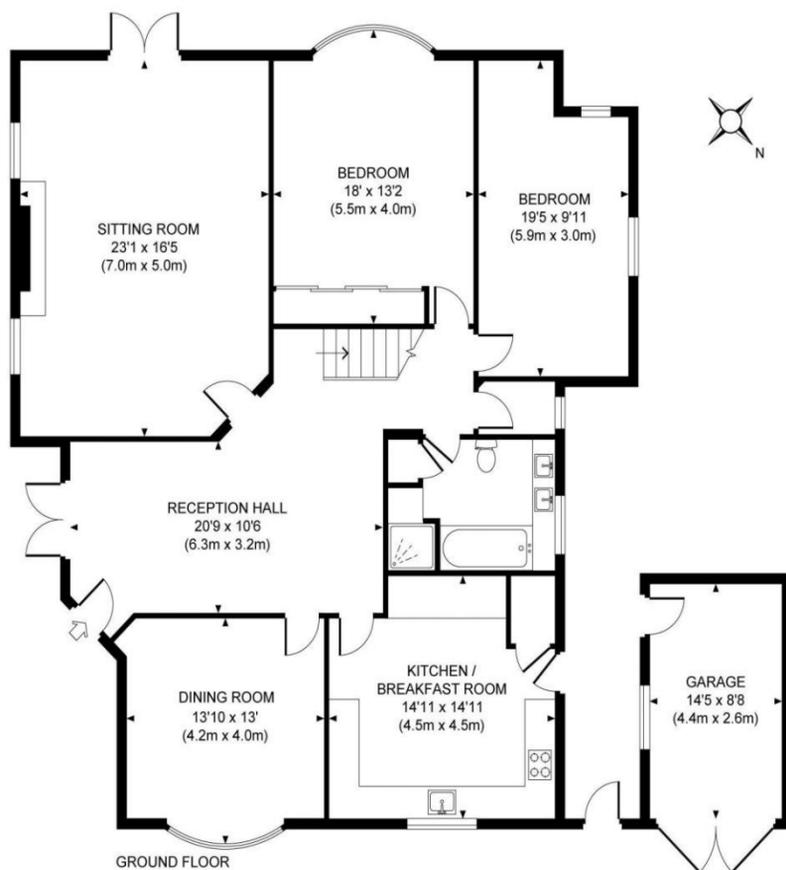
From our offices in East Horsley turn left along the Ockham Road South then bear right at Forest Road into Pennymead Drive. Continue until the crossroads and cross over straight ahead into Pine Walk. Patrew will be found at the end on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area
2466 sq ft / 229.1 sq m
Approximate Gross Internal Area Outbuildings
124 sq ft / 11.5 sq m
Total Gross Internal Area 2590 sq ft / 240.6 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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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.

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

With fabulous views on a south-westerly plot a detached chalet style home with potential to modernise/extend in a private road location.



THE PROPERTY

Situated in one of the most prestigious private road locations in East Horsley with fabulous views, we are delighted to offer for sale a substantial detached chalet style home. The property offers tremendous potential to improve and extend the existing space which already has excellent 5 bedroom accommodation approaching 2,500sqft. Alternatively it may be possible to build a new detached family home STPP. The property sits on a wonderful plot approaching $\frac{3}{4}$ acre and enjoys a south-westerly aspect over adjoining fields. Pine Walk forming part of the much south after Pennymead private estate, is recognized as being one of the finest locations in the village and therefore provides an opportunity to create a 'forever' home. Council Tax Band G.

