



Freshfields, Chalk Lane

East Horsley, Surrey, KT24 6TH

£1,650,000 Freehold

Directions

From our offices in East Horsley turn left up to the A246. Turning left passing the Shell Garage and Thatchers Hotel and as the road starts to bend to the left take the right hand turn into Chalk Lane. Freshfields can be found on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050.

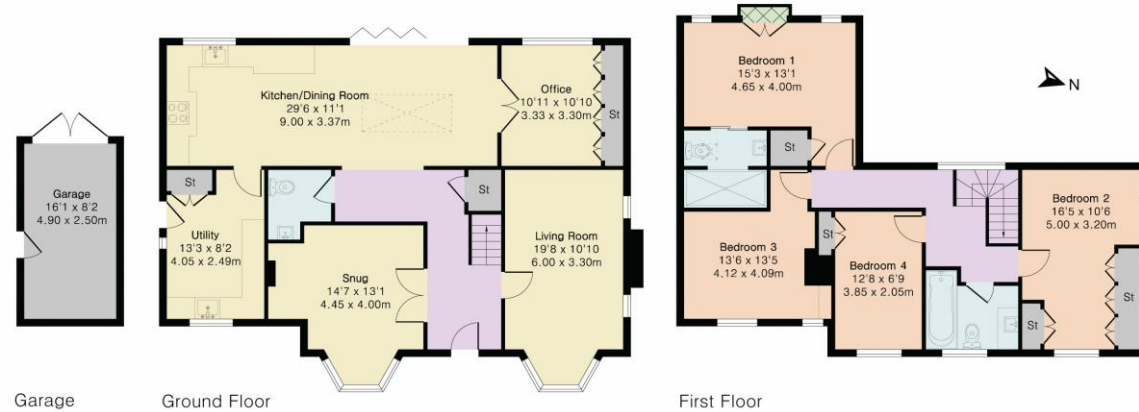


Approximate Gross Internal Area 1960 sq ft - 183 sq m (Excluding Garage)

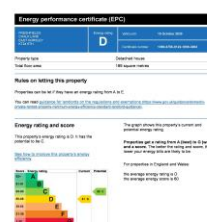
Ground Floor Area 1125 sq ft – 105 sq m

First Floor Area 835 sq ft – 78 sq m

Garage Area 132 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Freshfields, Chalk Lane, East Horsley,
Surrey, KT24 6TH**

Situated in a semi-rural location and on a westerly plot of over one third of an acre, a delightful four bedroom family home overlooking fields.



THE PROPERTY Set on a generous plot of over one-third of an acre, enjoying a predominantly westerly rear aspect, perfect for entertaining and outdoor entertaining, this outstanding family home combines the best of modern luxury living with the peace and beauty of a semi-rural location, a rare opportunity in one of Surrey's most sought-after areas. The house itself has been beautifully appointed throughout, showcasing high-quality finishes and elegant design. The heart of the home is a bespoke handmade kitchen, thoughtfully designed and finished to an exceptional standard, complete with a separate breakfast/dining area. Wide bi-fold doors open out to the rear terrace, seamlessly blending indoor and outdoor living and offering picturesque views over the garden and fields beyond. A further outdoor kitchen area is ideal for summer gatherings and al fresco dining. The ground floor accommodation also includes three good-sized reception rooms, offering flexible space for family life, entertaining, or working from home, cloakroom and large utility room. Upstairs, the master bedroom suite features a Juliet balcony with stunning views across the surrounding countryside, and a luxurious en-suite shower room. There are three further well-proportioned bedrooms, all beautifully presented, and a luxury family bathroom, thoughtfully designed with comfort and style in mind. Nestled in a peaceful location backing directly onto open fields, the property sits on the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering immediate access to miles of walking and cycling trails (both road and off-road), as well as excellent riding routes. This tranquil setting combines the charm of rural life with superb connectivity to local amenities and transport links including East Horsley village centre and Station a little over a mile away and local shops at Bishopsmead Parade, whilst Guildford Centre The A3 & M25 are all easily accessible. Council Tax Band G.

