



**Snowfields, Forest Lane,
East Horsley, Surrey, KT24 5HU**

£1,195,000 Freehold

Directions

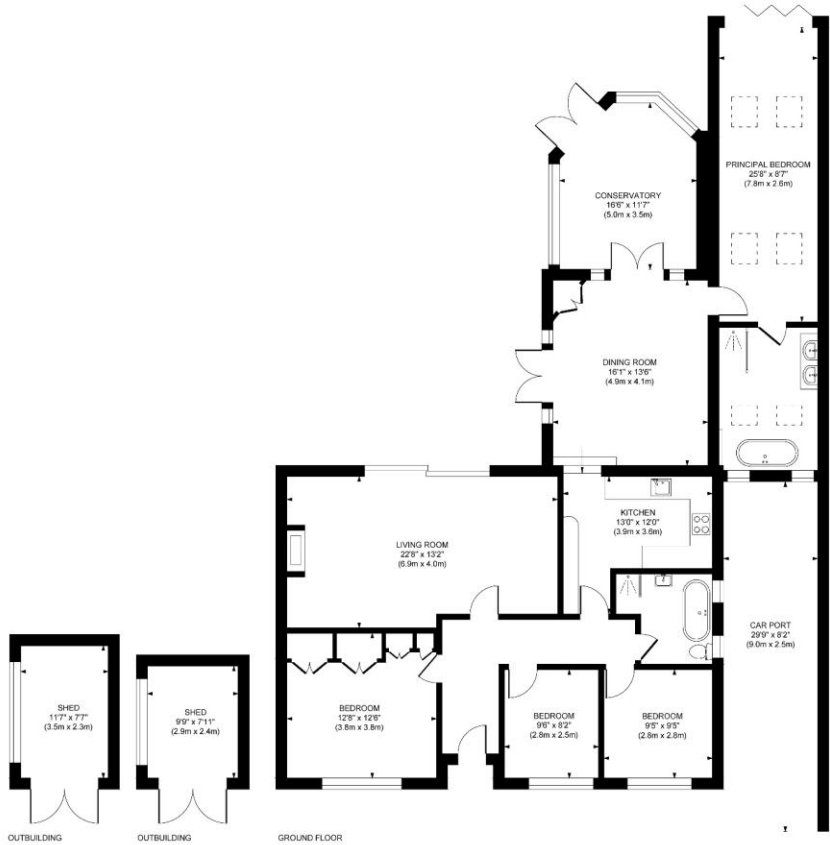
From our offices in East Horsley take the Ockham Road South for about 1/3 mile and turn left along the Forest Road. After about a further ½ - ¾ mile turn right into Forest lane, and the property will be found on the right hand side.

Local Authority

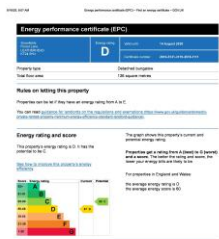
Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 1736 sq. ft / 161.24 sq. m
Outbuildings 165 sq. ft / 15.34 sq. m
Total 1901 sq. ft / 176.58 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 decisions reliant upon them.



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A stylish, detached four bedroom bungalow set in landscaped gardens within a short walk from Effingham Common and station.



THE PROPERTY Located in a quiet lane within a short walk of Effingham Common and Effingham Junction station, this stylish four bedroom, two bathroom bungalow combines timeless elegance with modern convenience. From the welcoming hallway, laid with polished marble flooring, you will find access to three of the bedrooms: a large double with full-width fitted wardrobes and two further doubles, one equally suitable as a home office. These are served by a designer family bathroom, complete with a freestanding cast-iron bath and walk-in shower. The formal lounge (almost 300 sq. ft.) is a striking blend of character and contemporary design, featuring restored basket weave parquet flooring, a decorative sandstone fireplace, and Heritage Window Company triple sliding doors opening to the rear patio and garden. Also off the hall is the high-quality Cooke & Lewis kitchen, fitted with shaker-style cabinetry and appliances including a range cooker, upright fridge/freezer, dishwasher, wine fridge, washing machine and microwave. A few steps down leads to the imposing dining room which flows seamlessly into the heated conservatory, both with direct garden access, making this an ideal home for entertaining. The principal bedroom suite is a true sanctuary; dual aspect, Tuscan marble flooring, vaulted ceiling and bathed in natural light from four weather sensitive, remote-controlled Velux windows and triple bi-fold doors. The space extends into a luxurious ensuite with Villeroy & Boch fittings, a freestanding bath, dual basins, and a walk-in wet room shower. Both rooms are enhanced by underfloor heating. Externally, the property offers a block-paved driveway with ample parking, a tandem carport and a raised flower and shrub bed. To the rear, the secluded landscaped garden boasts a multi-level Indian sandstone patio, generous lawn with illuminated borders, and two garden sheds (one with power and light). The plot measures approximately 0.25 acres. Council Tax Band F.

