



HENSHAWS



Talgarth, Forest Road,

East Horsley, Surrey, KT24 5BB

£1,640,000 Freehold

Directions

From our offices take the Ockham Road South for about a $\frac{1}{4}$ mile and turn left into Forest Road. Talgarth will be found on the right hand side after about a further $\frac{1}{4}$ mile shortly before the turning to High Park Avenue.

Local Authority

Guildford Borough Council: 01483 505050.

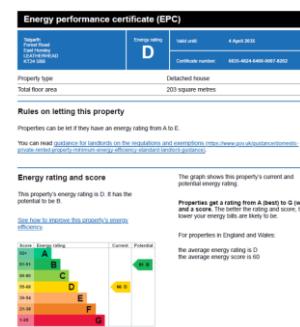


Approximate Gross Internal Area 2592 sq ft - 241 sq m

Ground Floor Area 1265 sq ft – 118 sq m

First Floor Area 939 sq ft - 87 sq m

Garage Area 388 sq ft – 36 sq m



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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 enquiries 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.

**Talgarth, Forest Road, East Horsley,
Surrey, KT24 5BB**

A detached character home offered in superb order throughout and with spacious five bedroom family accommodation situated on a large plot and situated within a short walk of the village centre and station.



THE PROPERTY An attractive, light and bright family home built in the 1920's, located a short walk from East Horsley village centre and station, packed with period features including bay windows, decorative shutters and leaded windows. The house has been sympathetically extended creating all the space required for modern family living. Off the welcoming oak-floored hall is the superb kitchen/dining/family room with two octagonal rooflights and a white shaker style kitchen with oak and granite worksurfaces and built-in appliances. Looking over the peninsular unit the family area has plenty of room for a sofa and chairs and a dining area. There are double doors out to the secluded rear patio and garden. The utility room off the kitchen has a stable door out to the side plus space and plumbing for a washing machine and freezer. The dual aspect lounge, currently used as a formal dining room, has bi-fold doors at the rear and a feature sandstone fireplace as the focal point. Two further reception rooms, one with a fireplace and both with bay windows, are used as a family room and study. There is also a downstairs WC. On the first floor the bright and spacious landing gives access to four excellent double bedrooms and one single. The principal bedroom has built-in wardrobes and an ensuite fully tiled wet room. Bedroom two also has built-in storage. The family bathroom has a bath and separate shower. Outside the rear garden is fully enclosed measuring approximately 75 x 70 ft. Steps lead up from the patio to an area of lawn surrounded by well stocked flower and shrub beds with timber fencing, mature trees and hedging, creating a high degree of privacy. The house is set back from the road with a gravel driveway with parking for a number of cars, a lawned area and mature hedging at the boundaries plus a 7.4kW EV charger. From here the large garage can be accessed through electric up and over doors. This wonderful home is available with no onward chain so prompt viewing is advised. Council Tax Band G.

