

**13 The Ridings,**

**East Horsley, Surrey, KT24 5BN**

**£1,195,000 Freehold**

### Directions

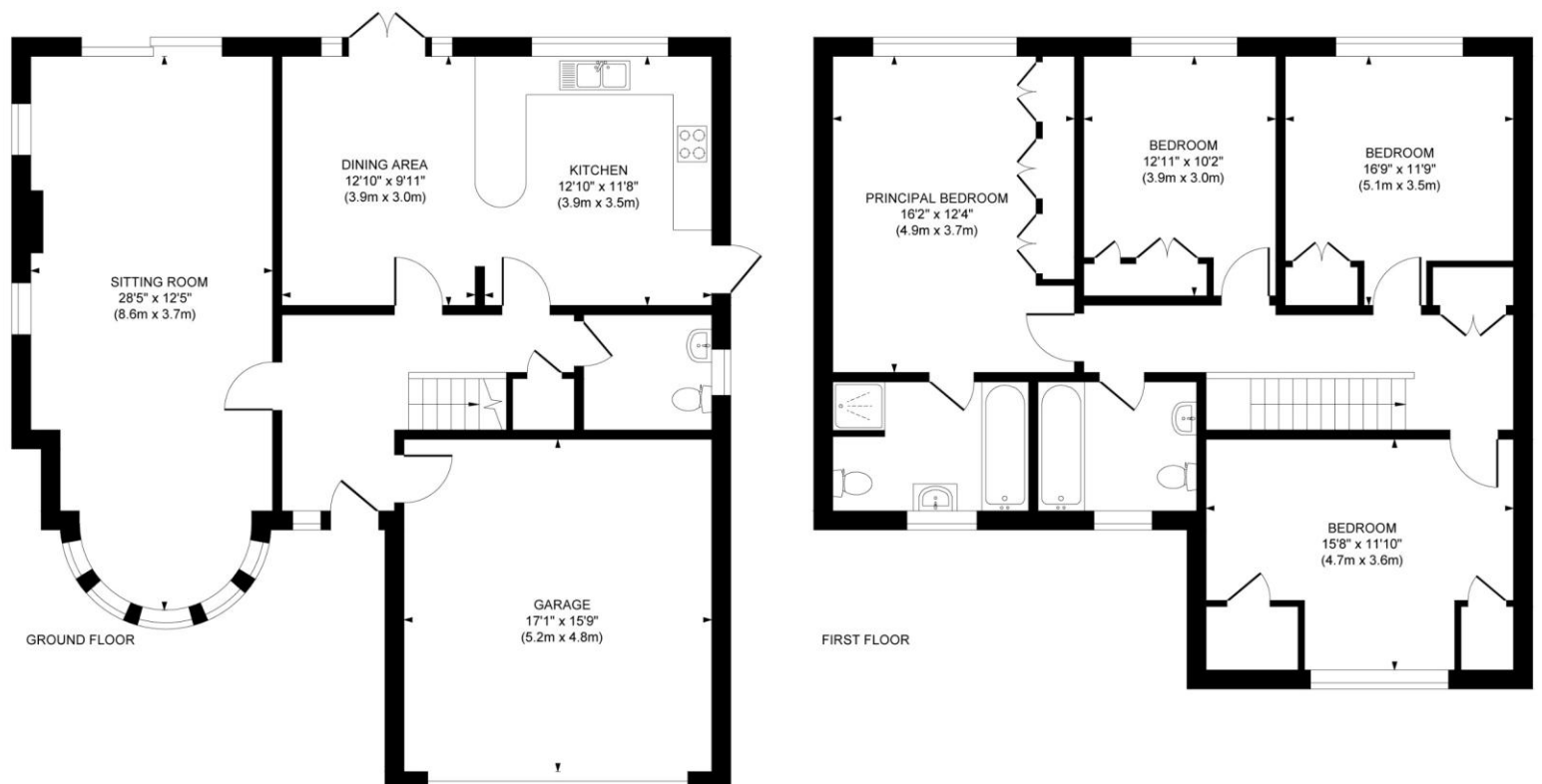
From our offices in East Horsley, turn left onto the Ockham Road South until you reach the turning on the left hand side of the Forest Road. Proceed up the Forest Road and The Ridings is the 4<sup>th</sup> on the left with number 13 at the end on the left.

### Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area  
2002 sq. ft / 186.07 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.





13 The Ridings, East Horsley, Surrey,  
KT24 5BN

Set at the end of a private road, an impressive four bedroom detached family home offered in excellent condition throughout and on the market for the first time in nearly 40 years. The house has been thoughtfully updated by the current owners creating a spacious, comfortable, family home offering four excellent double bedrooms two bathrooms and good size gardens. The house is situated within easy reach of East Horsley village and station and easy walking distance to nearby Effingham Common.



**THE PROPERTY** Set at the end of a peaceful private road lined with substantial detached family homes, this impressive property was originally constructed to a high standard in the 1970's by the well-regarded local developer, Reliant Homes. Now on the market for the first time in nearly 40 years, the home has been thoughtfully updated by the current owners to create a spacious, comfortable, and stylish family residence in a tranquil setting, yet within easy reach of East Horsley village and mainline station. A bright and welcoming entrance hall leads to all principal ground-floor rooms, including a generous dual-aspect lounge with a wide bay window to the front and French doors opening onto the rear garden. Elegant oak flooring runs throughout the ground floor, complementing the recently updated open-plan kitchen/dining area. This well-designed space features a contemporary, fully integrated kitchen—ideal for modern family living and entertaining. A spacious cloakroom completes the ground floor. Upstairs, the first floor offers four excellent double bedrooms, including a superb master suite with a private en-suite bathroom. All bedrooms are well-proportioned and enjoy pleasant views. The rear garden is a particular highlight—sunny, secluded, and perfect for outdoor dining, entertaining, or simply relaxing in peace and privacy. East Horsley village centre is approximately a 15-minute walk via Cobham Way, with Horsley station just as close—ideal for commuters. The nearby Effingham Common offers miles of protected countryside, perfect for dog walking, rambling and enjoying the outdoors. Council Tax Band G.

