



**Lye Cottage, Orchard Close,
East Horsley, Surrey, KT24 5EZ**

£1,999,950 Freehold

Directions

From our offices take the Ockham Road South for about a 1/3 mile and turn left into Forest Road. After about 1 mile turn right into Orchard Close and Lye Cottage will be found on right hand side.

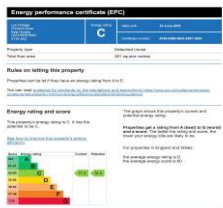
Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area 3346 sq ft - 311 sq m

Ground Floor Area 1447 sq ft – 134 sq m
First Floor Area 1364 sq ft – 127 sq m
Garage Area 302 sq ft – 28 sq m
Outbuilding Area 233 sq ft – 22 sq m



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THE PROPERTY A stunning, bespoke modern family home finished to an exceptional standard. This spacious and beautifully designed property offers flexible living with light-filled interiors and outstanding attention to detail throughout. Upon entering, you are welcomed into a double-height hallway featuring spectacular designer lighting, providing a brilliant focal point. Glazed floor-to-ceiling doors offer uninterrupted views through to the landscaped gardens. The main living and kitchen/dining area is another magnificent space, measuring close to 900 sq ft and comprising distinct zones.

The kitchen, made by Hacker of Germany, features solid bespoke brass handles and a comprehensive range of top-of-the-line integrated appliances by Miele, including a MasterCool wine conditioning unit and MasterCool fridge-freezer with French doors. A large island and walk-in pantry with access to the plant room enhance the space. Sliding kitchen doors lead directly onto the south-facing porcelain-paved terrace and garden, making it a fabulous social hub. Additionally, on the ground floor is a large study, a fabulous cinema/family room with infinity star ceiling system (subject to negotiation), a stylish cloakroom, a utility room with Axix seamless brushed brass sink and 1810 tap, and a well-appointed ground floor guest bedroom suite with en-suite shower room. Underfloor heating runs throughout the entire ground floor. A bespoke tiled staircase leads to the first floor with a balcony/terrace. Upstairs, the property offers four generously proportioned double bedrooms with vaulted ceilings. The master bedroom suite is a spacious, south-facing room with a walk-in dressing room and a luxurious bathroom featuring a bespoke bath and walk-in shower. Bedroom two includes a walk-in dressing area and views over neighbouring stables. Bedroom three features a walk-in closet and en-suite shower room. Bedrooms two and four are served by a lavish family bathroom with a Victoria + Albert bath, walk-in shower, and Villeroy & Boch double sink unit with mood lighting. The property further benefits from a spacious garden cabin with superfast hard-wired internet and a covered outdoor seating area, a double garage serviced by an in-and-out driveway, climate control air conditioning, and premium Villeroy & Boch sanitary ware throughout. The house is ideally located within walking distance of Effingham Station. The area offers an excellent selection of schools, including St Teresa's, Cranmore, and Glenesk. The Royal Grammar School, Guildford High School, and Tormead are also easily accessible. For nature lovers, the surrounding countryside provides endless opportunities for outdoor recreation, with miles of protected country walks in the area. Council Tax Band F.

