



## WOODLAND DRIVE

East Horsley, Leatherhead, Surrey, KT24



## A STUNNING FAMILY HOUSE

On a beautiful south-facing plot of 0.68 acres on the  
exclusive Woodland Drive in East Horsley.

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0.68 acres			

Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold





## DESCRIPTION

Beautifully constructed in 2005, this exceptional family home has been superbly looked after by the current owner. Copperwood is located on the south side of the road and backs onto Horsley Sports Club.

The house is wonderfully set back from the road and is screened by mature trees which provide great privacy. A long gravel driveway leads to plenty of parking space and the welcoming front door.

As soon as you enter the entrance lobby you instantly feel at home and appreciate the brilliant craftsmanship. Light floods into the rear of the house from three sets of floor to ceiling glass French doors and windows in every room. These doors lead out to a large and lateral sun terrace in the garden which is perfect for entertaining.



From the entrance lobby you enter a spectacular reception room which is currently set up for formal dining. The vaulted ceiling provides a real sense of space and has a feature gallery on the first floor which connects the bedrooms.

To the left the generous and bright open plan kitchen dinner provides a brilliant entertaining space. The kitchen features a large island with breakfast bar, smart fitted cabinetry and stone worktops. The space to the rear is currently set up as a TV area. There is a large utility room with garden access to the side of the kitchen.

On the right-hand side of the ground floor there is a large reception room with a stunning feature fireplace and wood burner. This cosy space provides the perfect place to relax and unwind whilst enjoying magnificent views of the garden. There is also a guest cloakroom on the ground floor.

On the first floor there are four spacious double bedrooms, all with vaulted ceilings. The principal bedroom has lots of built in storage and a well-presented en suite bathroom. There is another bedroom with an en suite bathroom to the front, whilst the other two bedrooms share the well-appointed family bathroom.





The mature garden is truly breathtaking and has been beautifully landscaped. It's southerly facing aspect ensures it's bathed in sunshine on those warm summer days. The top section is ideal for games such as croquet and badminton, the bottom is ideal for a children's playhouse and swing set. There is an additional terrace to the left which is perfect for a garden sofa set and hot tub. There is also a handy garden studio.

## LOCATION

Copperwood is located within the exclusive Woodland Drive Estate. East Horsley is a pretty village just off the A246, which connects Leatherhead and Guildford on the edge of the Surrey Hills.

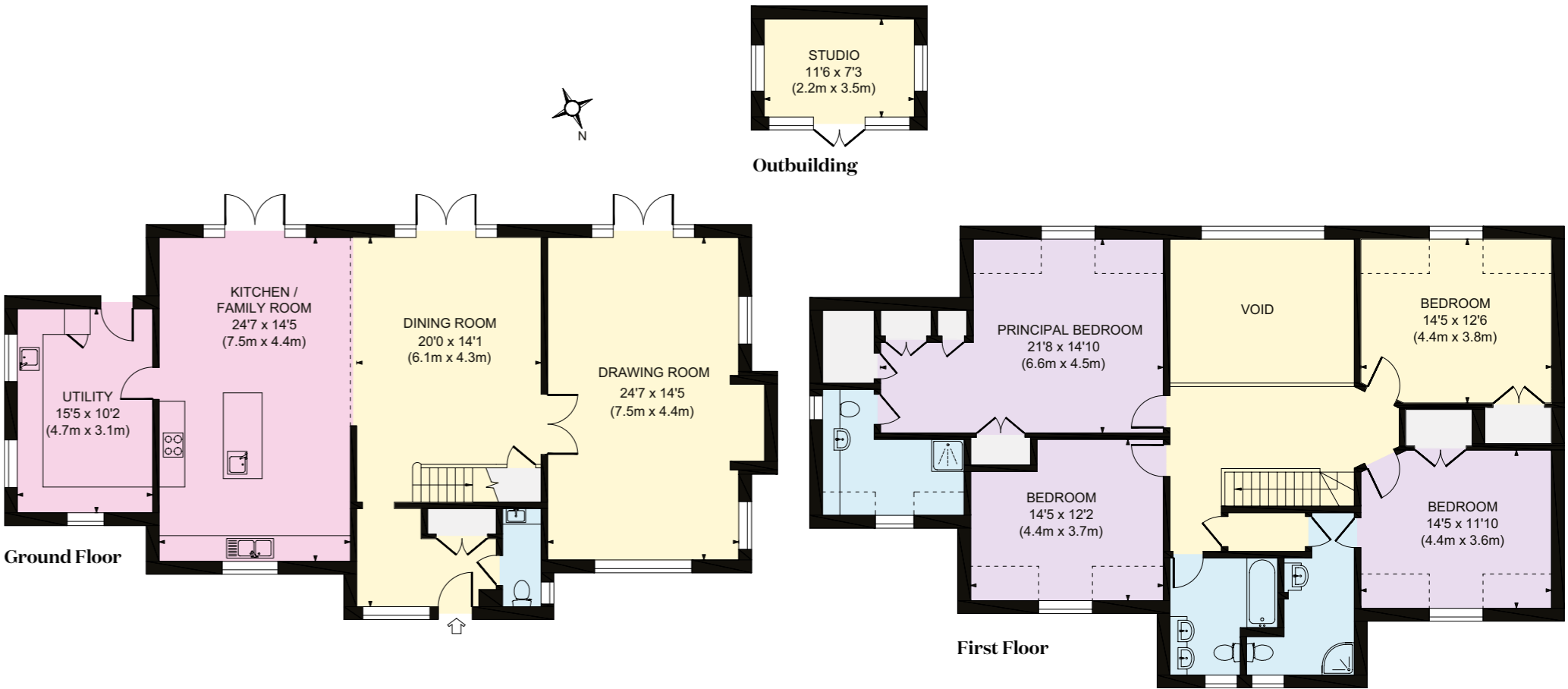
There are two parades of shops, the main parade offering a range of shops, coffee shops, and Horsley station. The station provides direct trains to Waterloo. Horsley is steeped in history and is home to West Horsley Place and Horsley Towers. The first Earl of Lovelace made Horsley his home, and there are a number of distinctive, flint, Lovelace-style properties in the area.

The Surrey Hills are an area of outstanding natural beauty and offer excellent walking and cycling routes through Boxhill and other beautiful villages such as Shere and Abinger Common. Shere is home to Silent Pool, a local distillery adjacent to a spring-fed lake on the edge of the hills.

The Horsleys are central to several excellent private and state schools, including St Theresa's, The Howard of Effingham, Cranmore and The Raleigh School.

**Distances:** Horsley Station 0.7 miles, Cobham 4.5 miles, Guildford 7 miles, Central London 24 miles, A3 3.5 miles, M25 (J10) 5.5 miles (All distances are approximate).

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
Main House 2823 sq. ft / 262.25 sq. m  
Outbuildings 86 sq. ft / 8.01 sq. m  
Total 2909 sq. ft / 270.26 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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