



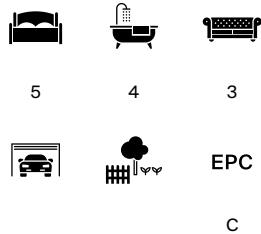
HIGH PARK AVENUE

East Horsley, KT24



AN IMPRESSIVE FIVE BEDROOM FAMILY HOME

Situated on a superb south-westerly facing plot
in the exclusive and private High Park Avenue.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold





DESCRIPTION

Set on a generous, south-westerly facing plot in the desirable village of East Horsley, this beautifully presented five-bedroom home combines lateral space, character and modern comfort. The charming exterior features distinctive Tudor-style beams on the front façade, while a large driveway provides ample parking for multiple vehicles and access to the detached garage.

Upon entering, you are met with a bright and thoughtfully designed interior. At the heart of the home is a modern, open-plan kitchen featuring a central island, an abundance of bespoke cabinetry and a dining area - perfect for family life and entertaining. Floor-to-ceiling glass windows and doors flood the room with natural light and open directly onto the rear garden, seamlessly blending indoor and outdoor living. A separate utility room is conveniently positioned just off the kitchen.



The rear drawing room is generous in size and filled with light, complete with a feature fireplace and French doors leading out to the garden. A second reception room offers flexibility as a lounge, playroom, or formal dining room depending on your needs. In addition, a well-proportioned study provides the ideal environment for working from home.

Upstairs, the property offers five spacious bedrooms, three of which benefit from their own en suite bathrooms. The principal bedroom is particularly impressive - light and spacious, with a stylish en suite that includes a double vanity unit. A luxury family bathroom serves the remaining two bedrooms.

Outside, the large rear garden is mainly laid to lawn, with mature trees and shrubs creating a wonderful sense of privacy. Due to its south-westerly facing aspect, the garden receives sun through most of the day. A spacious patio area provides the perfect setting for alfresco dining and entertaining.



LOCATION

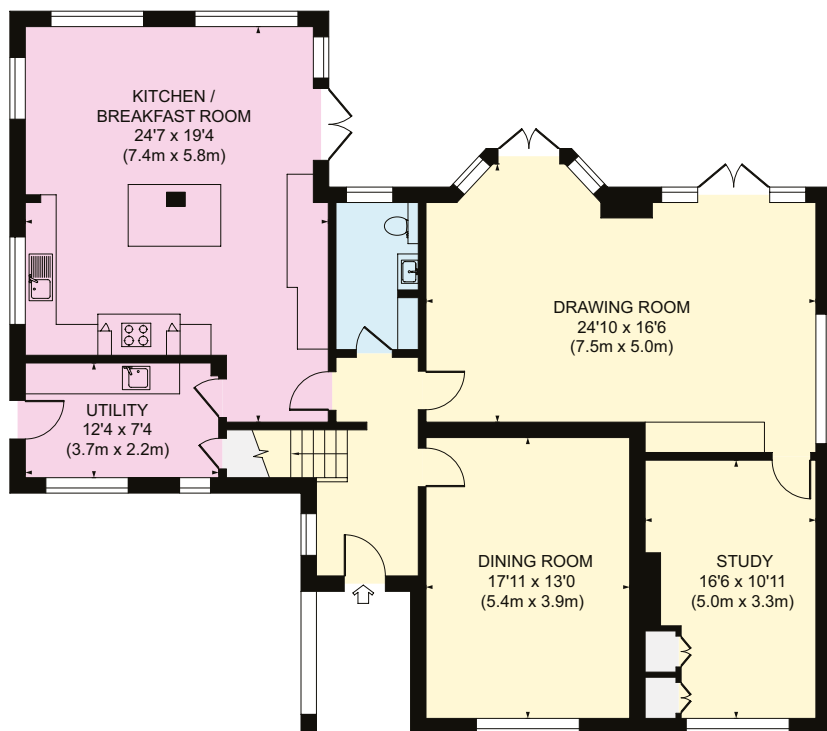
Situated on one of East Horsley's prime private roads, this property offers the perfect blend of village charm and modern convenience. The village boasts a selection of local shops, café's and restaurants.

For commuters, Horsley Station is just a short distance away, offering regular services to London Waterloo in approximately 43-minutes. The property also benefits from excellent road links with the A3 and M25 easily accessible, offering efficient routes to Central London and Heathrow and Gatwick Airports.

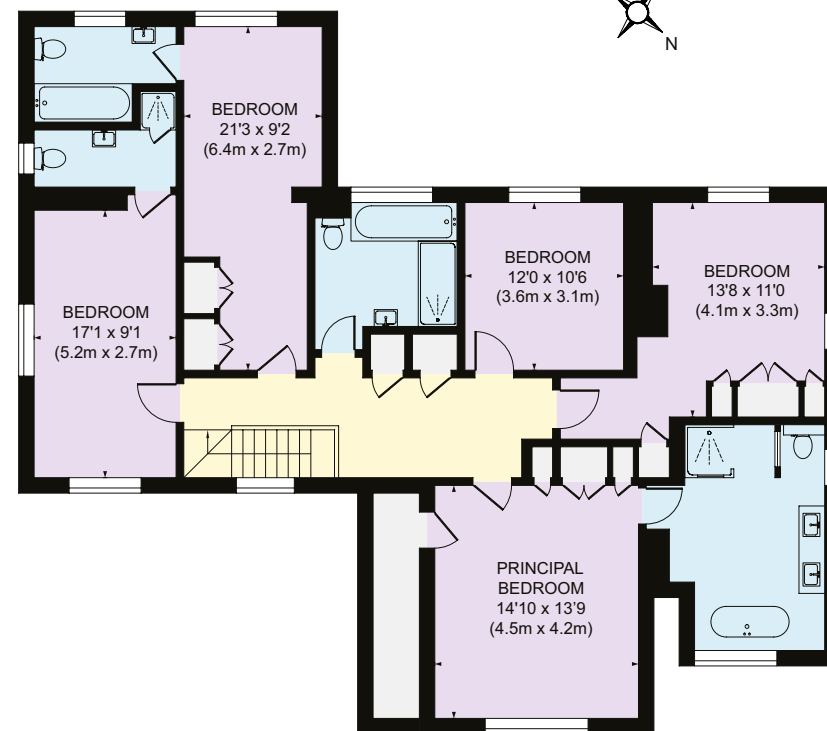
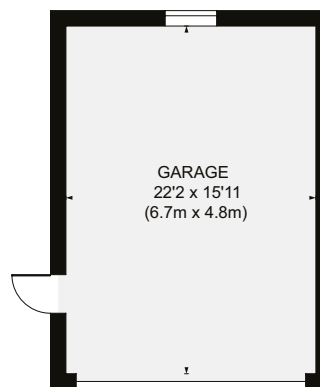
This location is well-served by both state and private schools, offering excellent educational options for families. Schools of note include The Raleigh School and Howard of Effingham for state and St Teresa's Effingham, Manor House, and Cranmore School for private.



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



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House 2940 sq. ft / 273.12 sq. m
 Garage 354 sq. ft / 32.85 sq. m
 Total 3294 sq. ft / 305.97 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.

We would be delighted
to tell you more.

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