



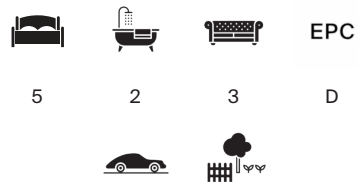
PINE WALK

East Horsley, KT24



A FIVE BEDROOM DETACHED HOME IN EAST HORSLEY

An impressive family home, originally designed and built by renowned architect Frank Chown. This property is set on a generous southwest-facing plot of approximately 0.71 acres within the prestigious Pennymead Estate.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

This exquisite home blends contemporary design with traditional charm, showcased by exposed oak beams throughout. The spacious open-plan kitchen and family room features a large central island and opens onto the rear garden. Adjacent to the kitchen, a well-equipped utility room offers convenient access to the double garage. The ground floor also includes a formal living room and dining room, connected by a striking double-sided fireplace. A generous study and guest WC complete the layout.

Upstairs, the first floor offers five substantial double bedrooms, including a luxurious principal suite complete with a dressing room and en-suite bathroom.

Outside, the rear garden is mainly laid to lawn with a patio area and includes a barn-style double workshop/garage, offering ample space and versatility.











DESCRIPTION CONTINUED

Located in the desirable village of East Horsley, Pine Walk offers a peaceful yet well-connected setting for families and commuters alike. The area benefits from good transport connections, with Horsley Station just 0.9 miles away, providing regular direct services to London Waterloo. The A3 and M25 are also nearby offering convenient journeys to Central London, Heathrow and Gatwick Airports.

The area is well served by highly regarded schools. These include the sought-after Howard of Effingham and the Raleigh (subject to catchment areas), along with several respected independent schools such as Cranmore, Glenesk, St Teresa's and Manor House.

East Horsley village provides day to day amenities, while larger retail and leisure facilities can be found in nearby Cobham, Guildford and Leatherhead.

Golf enthusiasts will find Effingham Golf Club just over a mile away and families can enjoy local attractions such as Bocketts Farm and Polesden Lacey, both within a short drive.



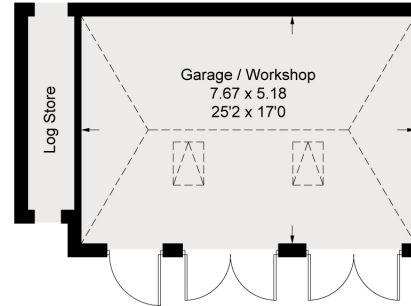


East Horsley, Leatherhead, Surrey, KT24

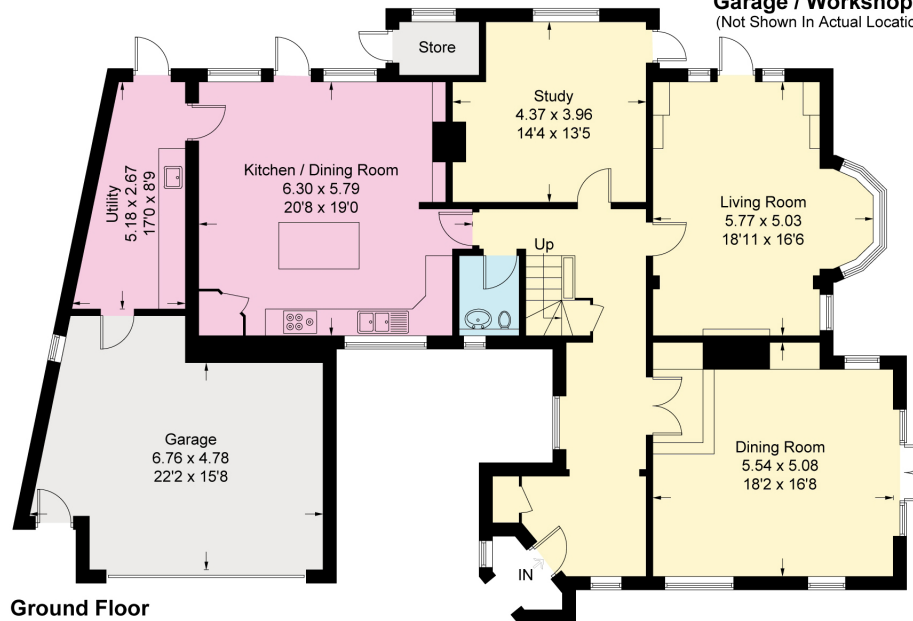
Approximate Gross Internal Area = 337 sq m / 3628 sq ft (Excluding Log Store / External Store)

House = 337 sq m / 3628 sq ft (Excluding Log Store / External Store)

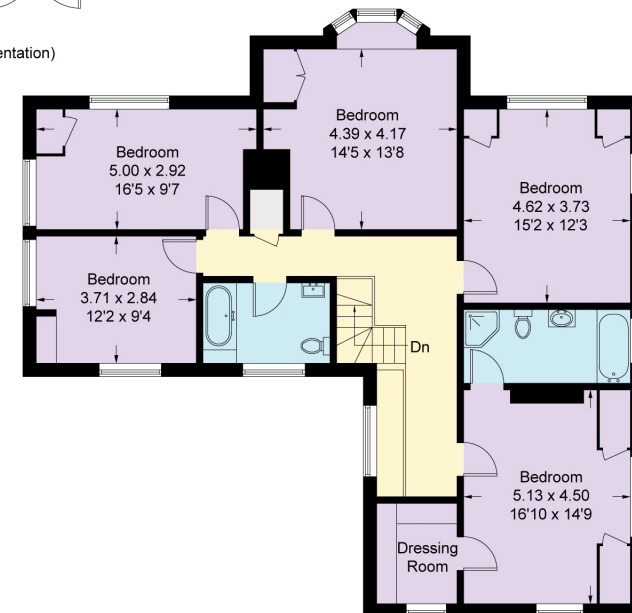
Garage / Workshop = 40.3 sq m / 434 sq ft



Garage / Workshop
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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Approximate Gross Internal Area = 337 sq m / 3628 sq ft

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. (ID767266)



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