



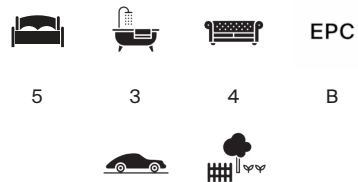
THE HIGHLANDS

East Horsley, KT24



A BEAUTIFULLY PRESENTED AND SPACIOUS FAMILY HOME IN EAST HORSLEY, KT24

Set on a quiet private road within walking distance of the village and station, this five-bedroom home offers thoughtfully designed and versatile living space arranged over three floors. The property also benefits from underfloor heating on the ground and first floors.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

At the heart of the property is a stunning open-plan kitchen and dining room, featuring a comprehensive range of cabinetry, quartz work surfaces, built-in appliances and a large central island. The vaulted ceiling and bifold doors flood the space with natural light and open seamlessly onto the rear patio and garden, creating a superb indoor-outdoor living experience.

The living room is a warm and inviting space with a central open fireplace and fitted bookshelves. French doors provide direct access to the garden, while a discreet bar area, complete with wine fridge and sink, adjoins the living room and leads through to a study with built-in shelving.











Additional ground floor accommodation includes a family room, cloakroom and a separate utility room with external access.

The first and second floors comprise five generously sized double bedrooms and three bathrooms. The principal suite benefits from fitted wardrobes, a Juliette balcony, and an en-suite bathroom. The second floor also provides access to a large loft area, offering ample storage.



Externally, the property sits on approximately 0.29 acres. The landscaped rear garden is mainly laid to lawn and bordered by mature planting, offering a private and tranquil setting. Two outbuildings complete the garden: a tool shed and a workshop fitted with power and lighting.



The Highlands, KT24

Approximate Gross Internal Area = 304.6 sq m / 3279 sq ft
 Loft Storage = 27.0 sq m / 291 sq ft
 Outbuildings = 23.6 sq m / 254 sq ft
 Total = 355.2 sq m / 3824 sq ft
 (Including Reduced Headroom)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232308)

Approximate Gross Internal Area = 355.2 sq m / 3824 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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