



HEATH VIEW

East Horlsey, KT24

THE SPINNEY

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# NEWLY BUILT DETACHED FAMILY HOME IN EAST HORSLEY, KT24

Set on a plot of 0.35 acres which backs onto Effingham Common, this newly built detached home offers just under 4,500 sq.ft. of beautifully designed living space.



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EPC

A



Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold



## DESCRIPTION

Approached via a private driveway leading to an integral garage with convenient internal access, the property makes a striking first impression with its name elegantly displayed on the entry doorway.

Inside, the heart of the home is a spacious open-plan kitchen, dining, and living area. The Rempp kitchen features Miele appliances and a central island/breakfast bar, perfect for casual dining and entertaining. Two sets of bifold doors, along with a set of French doors, flood the space with natural light and provide seamless access to the rear garden. The living room is enhanced by a fireplace.

Just off the kitchen, a utility room offers practicality and extra storage, while downstairs also includes a TV room, a separate WC, and built-in storage in the hallway.











Upstairs, the first floor boasts five well-proportioned bedrooms, three of which benefit from en-suite bathrooms. The principal bedroom is a true retreat, complete with a separate bath and shower and a Juliet balcony. The remaining two bedrooms are served by a modern family bathroom.

The top floor provides two additional versatile bedrooms that can be adapted to suit a range of needs, whether as guest rooms, a games room, gym, or workspace. This floor also includes a bathroom and ample storage space.

Outside, the garden is mainly laid to lawn and bordered by mature trees and shrubs, offering privacy and a tranquil setting. A spacious patio area creates an ideal spot for al-fresco dining and entertaining.

Key features:

- 10 year new build warranty
- Solar panels
- Underfloor heating throughout
- EV car charger
- Three Phase Power Supply





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Approximate Gross Internal Area = 367.6 sq m / 3957 sq ft  
(Excluding Reduced Headroom & Eaves Storage)  
Reduced Headroom & Eaves Storage = 34.3 sq m / 369 sq ft  
Shed = 15.0 sq m / 161 sq ft  
Total = 416.9 sq m / 4487 sq ft (Including Garage )



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226685)

Approximate Gross Internal Area = 416.9 sq m / 4487 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)

**Dan Miller**

01932 591616

dan.miller@knightfrank.com

**Knight Frank Cobham**

50 High Street, Cobham

Surrey, KT11 3EF

**knightfrank.co.uk**

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