

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.



Local Authority: Guildford Borough Council
Council Tax band: G
Tenure: Freehold





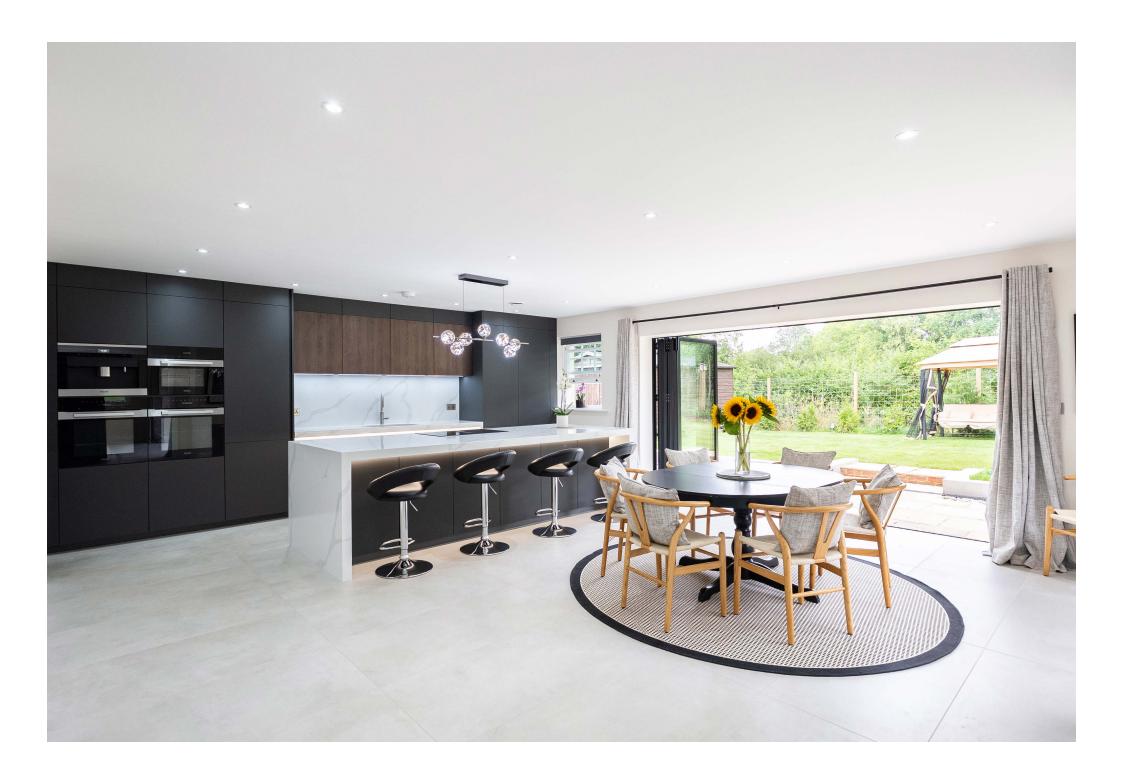
DESCRIPTION

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.

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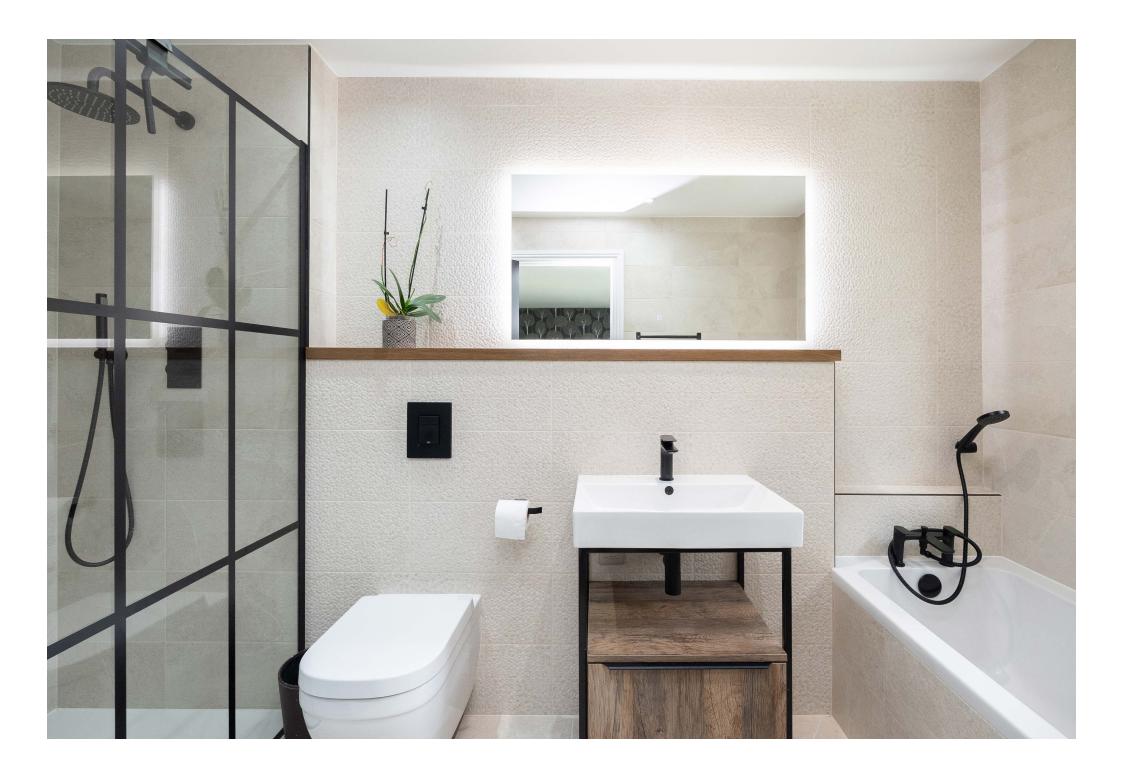
Upstairs, the first floor boasts five well-proportioned bedrooms, three of which benefit from en-suite bathrooms. The principal bedroom is a true retreat, complete with a separate bath and shower and a Juliet balcony. The remaining two bedrooms are served by a modern family bathroom.

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



Heath View, KT24

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)

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