



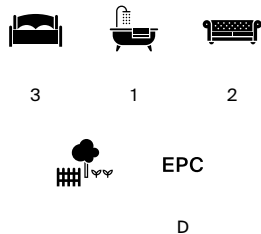
THE HIGHLANDS

East Horsley, KT24



LOCATED ON A SUPERB PLOT OVER A THIRD OF AN ACRE

Moments from Horsley station and
Village is the impressive Hillside Cottage.



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





DESCRIPTION

This superb, 1930s period family home is located in the ever popular and private road The Highlands in East Horsley. Horsley station and shops are just 300m away.

Set back from the road, in a raised position, the property has a gated in-out driveway which offers ample off-street parking and an EV charger. The beautifully maintained and mature plot surrounds the property and offers the perfect setting for children to play. Railway sleepers frame raised planting beds in the far corner which provides the ideal place to grow vegetables.

This stunning home has been upgraded and maintained by the current owners to a high standard, including the addition of underfloor heating. From the entrance hall to the right is a bright living room with French doors onto the garden. Straight ahead there is a study and to the left is a peaceful snug area which leads into the spacious open plan kitchen/dining room complete with island, bespoke units and smart wooden tops. The kitchen also has a utility and a rear door out into the garden. There is also a guest cloakroom off the entrance hall.

Upstairs there are three double bedrooms, all with lovely views over the garden. There is well appointed family bathroom with separate WC. The loft provides great additional space, is fully boarded and carpeted with skylights bringing in plenty of natural light.

The garage to the side of the house is very versatile and is split into a store and workshop.



LOCATION

Located in the heart of East Horsley, The Highlands offers the perfect blend of village charm, natural beauty, and excellent connectivity.

Horsley station is just a short walk away (approx. 0.3 miles), providing regular direct services to London Waterloo in under 50 minutes. For those travelling by car, the A3 and M25 are easily accessible, offering quick routes to Central London, Gatwick and Heathrow airports.

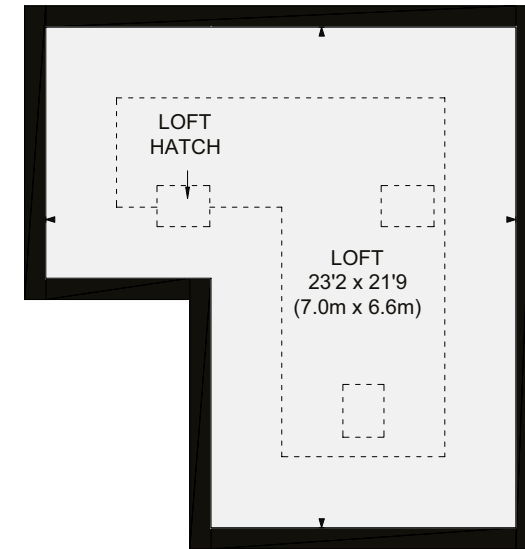
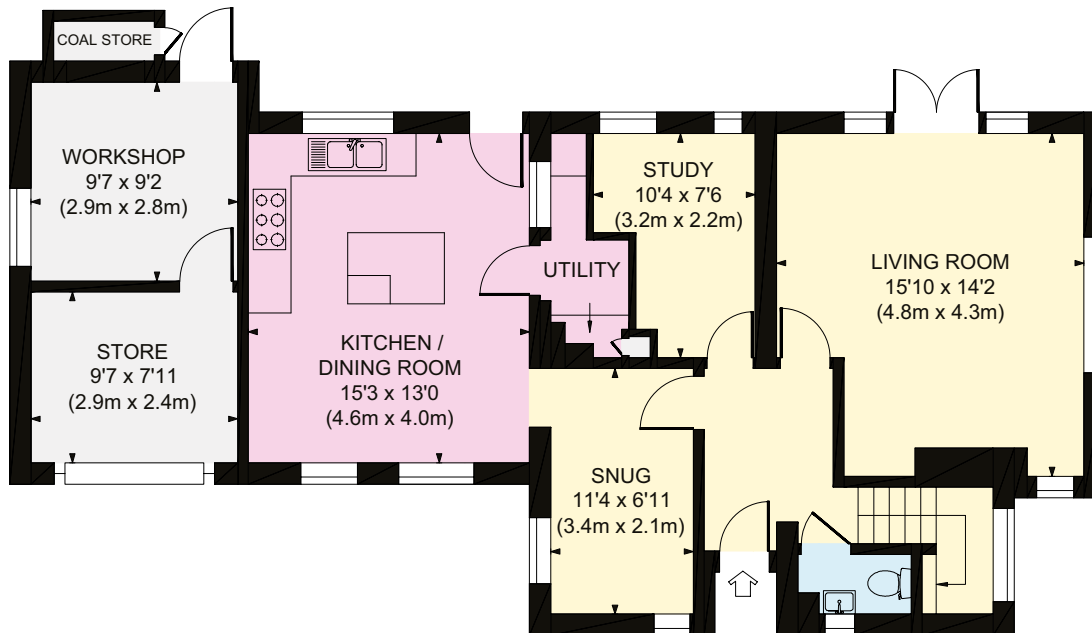
Families are well served by an excellent selection of both state and independent schools in the area, suitable for all ages. State schools of note include the Raleigh School and Howard of Effingham, and well-regarded independent schools include Glenesk (approx. 0.2 miles), Cranmore, Royal Grammar School Guildford, St Teresa's, Manor House and Guildford High School.

Nature lovers are spoilt for choice, with beautiful countryside walks right on the doorstep. Highlights include Hatchlands Park, RHS Wisley, Polesden Lacey and the stunning landscapes of the Surrey Hills Area of Outstanding Natural Beauty - perfect for walking and cycling.

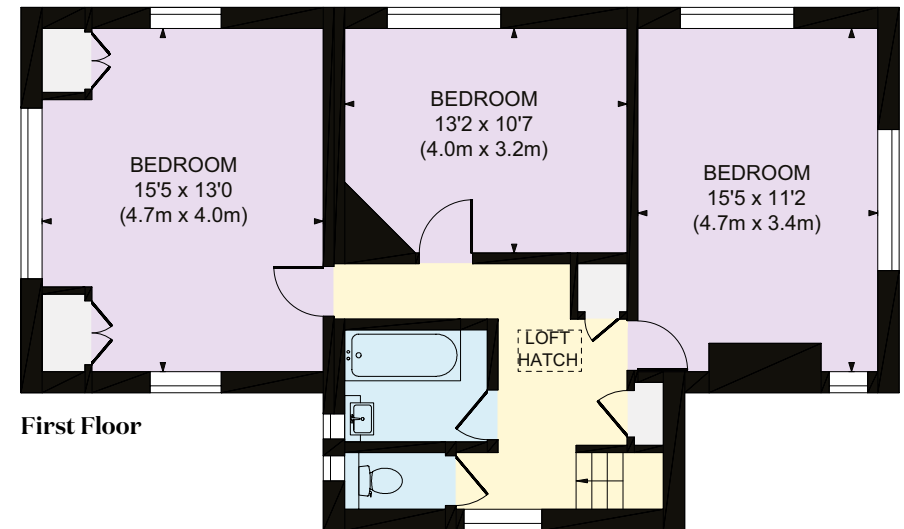
East Horsley village provides a range of everyday conveniences including a post office, bakery, independent shops, cafés and restaurants. For a more extensive selection, Guildford is just a short drive away (approx. 8 miles) and offers everything from high street brands and supermarkets to fine dining and entertainment.



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



Loft Space



First Floor

Approximate Gross Internal Area
 Main House 1432 sq. ft / 133.03 sq. m
 Loft 415 sq. ft / 38.60 sq. m
 Workshop / Store 171 sq. ft / 15.92 sq. m
 Total 2018 sq. ft / 187.55 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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