



PENNYMEAD DRIVE

East Horsley, Leatherhead, Surrey, KT24



AN IMPRESSIVE AND CHAIN FREE, FIVE BEDROOM DETACHED FAMILY HOME

On a large plot circa 0.4 acres on a premier private road in East Horsley, KT24.



5 2 3 D



0.38 acres

Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold





DESCRIPTION

This exceptional five bedroom family home is full of character and charm, it is set on a beautiful plot and was built in the 1930's by the renowned Frank Herbert Chown. It has superb potential to extend and reconfigure, subject to the usual consents.

You are instantly impressed as soon as you see Little Meads. To the front the large gravel carriage driveway provides plenty of parking and access to the detached garage with a covered car port to the rear which also makes for a delightful Al Fresco dining space. Upon entering the welcoming front door, many of the rooms enjoy the warmth of the exposed joinery from the original era of build which include oak mullion windows with double glazed leaded light windows, characterful brick fireplaces and wood flooring to name but a few. The property has been cleverly extended over the years and to the ground floor there are a total of four reception rooms, one with a semi-vaulted ceiling, a generous sized kitchen/breakfast room and a large utility room which could easily be re-purposed as a family room, if so desired.

To the first floor there are five bedrooms, one of which enjoys a private balcony overlooking the gardens and two bathrooms, the largest of which has both a semi-vaulted ceiling and a Jack & Jill arrangement to the landing. The character continues on this floor with oriel/splay bays to two of the bedrooms and should one wish, there is also space for a third bath/shower room to be simply installed en suite to the largest of the bedrooms.

The grounds extend to circa 0.4 acre in total. The rear gardens are beautifully laid out into a series of 'rooms' created by mature planting with terrace seating to the rear of the house, lawns dissected by a stone bridge over a small stream and a wonderful variety of trees and shrubs including fruit trees and boundary hedging for all year round privacy.





LOCATION

Pennymead Drive is a highly regarded location, being centrally located in the village just 0.5 mile from the station & shops, and just a short stroll to the tennis club and cricket ground, beyond which one can walk straight out into open countryside. The area abounds with not only a rich variety of recreational amenities but also excellent State & Private schools.

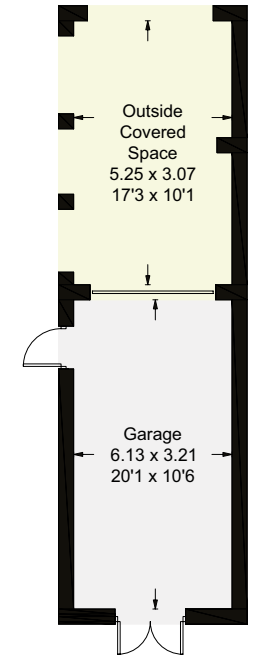
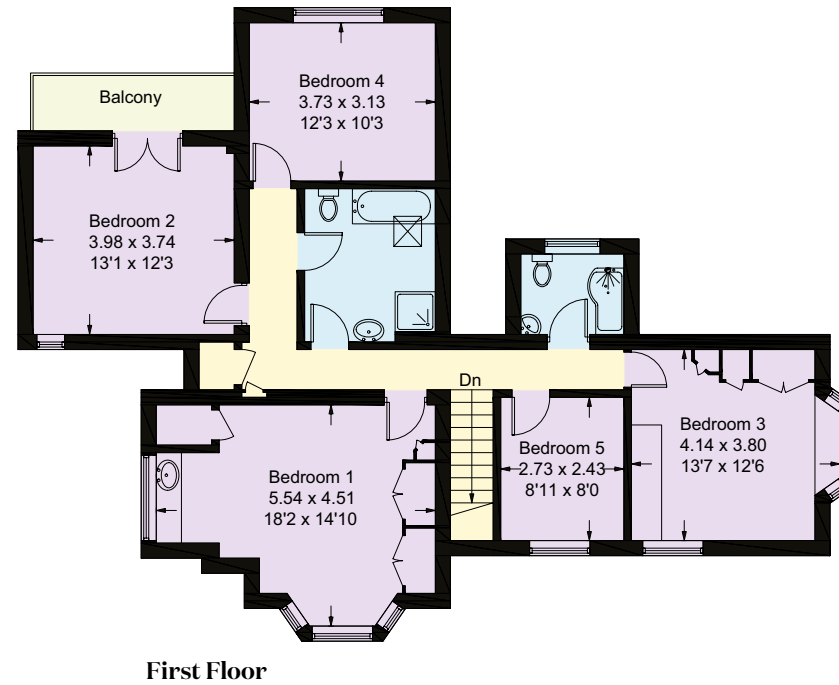
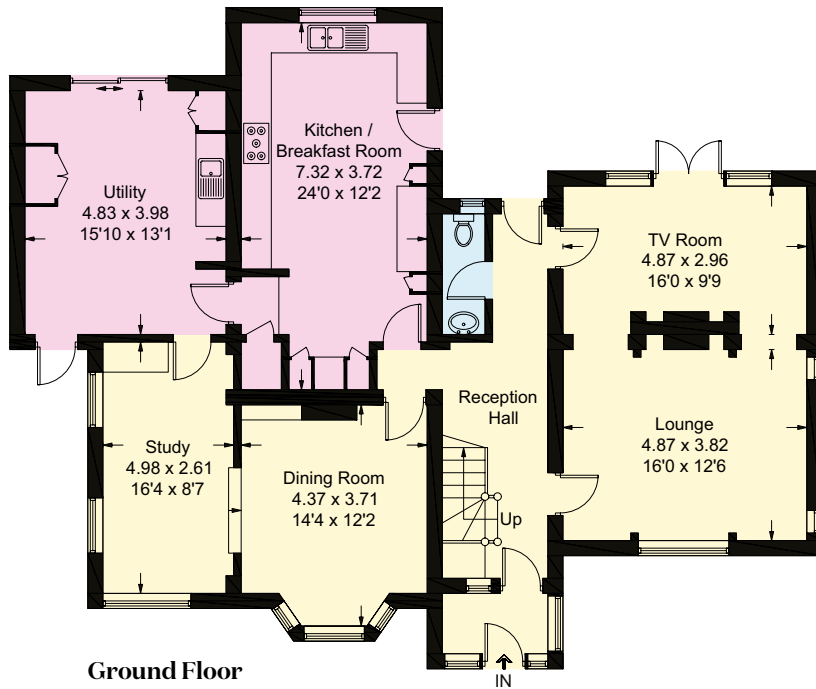
East Horsley is a pretty village just off the A246, which connects Leatherhead and Guildford on the edge of the Surrey Hills. There are two parades of shops, the main parade offering a range of shops, coffee shops, and Horsley station. The station provides direct trains to Waterloo. Horsley is steeped in history and is home to West Horsley Place and Horsley Towers. The first Earl of Lovelace made Horsley his home, and there are a number of distinctive, flint, Lovelace-style properties in the area.

The Surrey Hills are an area of outstanding natural beauty and offer excellent walking and cycling routes through Boxhill and other beautiful villages such as Shere and Abinger Common. Shere is home to Silent Pool, a local distillery adjacent to a spring-fed lake on the edge of the hills.

The Horsleys are central to several excellent private and state schools, including St Theresa's, The Howard of Effingham, Cranmore and The Raleigh School.

Distances: Horsley Station 0.5 miles, Cobham 4.5 miles, Guildford 7 miles, Central London 24 miles, A3 3.5 miles, M25 (J10) 5.5 miles (All distances are approximate). All times and distances are approximate.

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



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area =
 234.5 sq m / 2524 sq ft
 Garage = 19.7 sq m / 212 sq ft
 Total = 254.2 sq m / 2736 sq ft
 (Excluding Outside Covered Space)

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.

I would be delighted
to tell you more.

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