



Camelot, Pennymead Drive  
East Horsley, Surrey KT24 5AH





A delightful "Chown" property located in one of Horsley's premier private road locations and offering character accommodation, set in the most beautiful South-West facing grounds,

Entrance Porch - Dining Room - Lounge - Kitchen/Breakfast Room - Snug - Utility Room - Guest WC  
- 5 Bedrooms - Family Bathroom - Family Shower Room - Integral Garage - Ample Visitor Parking -  
0.412 Acre Grounds







## Camelot, Pennymead Drive East Horsley, Surrey

We are delighted to offer for sale this substantial family home, originally built in the 1930's by Frank Herbert Chown, with his flamboyant signature character aesthetics making this a quintessential Horsley home and having potential to grow if required, subject to the usual conditions.

The Oak front door with eyebrow roof gives access to the good sized entrance porch, with windows to the front and access to the dining hall with original feature brick fireplace. Flowing seamlessly into the triple aspect lounge, with a focal point fireplace with gas log burner, French doors to the covered loggia and sun terrace with both reception rooms enjoying a wealth of exposed joinery creating a charming and wonderfully tranquil space.

Beyond the dining room is the kitchen/breakfast room, fitted with a range of Oak wall and base units and having a large picture window giving views over the rear garden, and a single door providing easy garden access.

Leading from this is the separate Snug, a calm haven from which one can enjoy the rear gardens from the generous patio sliding doors.

The integral single garage offers a good space with internally connecting door, with a separate utility room and guest WC completing the ground floor accommodation.

The delightful turning oak staircase gives access to all the main bedroom accommodation, with 5 bedrooms (3 doubles and 2 singles), of which 3 have built-in wardrobes/storage, as well as ample further storage on the landing. The property benefits on this floor with both a family bathroom and a family shower room.

Outside, the 0.412 Acre grounds are a true delight; enjoying a perfect South-Westerly aspect with manicured lawns, mature trees for complete privacy, specimen shrubs and planting along with plenty of width to the side for further expansion, if so desired by the next owner (STPP). To the front a gravel driveway provides ample visitor parking and mature boundaries for privacy on all sides.

Pennymead Drive is considered to be one of the premier locations in East Horsley, being just a short stroll from the Private Tennis & Cricket Clubs and approx 0.5 miles from the main village with its parade of shops, library, medical centre and station (London Waterloo/Guildford line). For such a special house in one of the most coveted locations in the village, an early viewing is recommended.

Private Road Charge: £375 for 2023/24. Guildford Borough Council Band: G  
Tenure: Freehold. Mains electricity, gas, water drainage. Broadband.





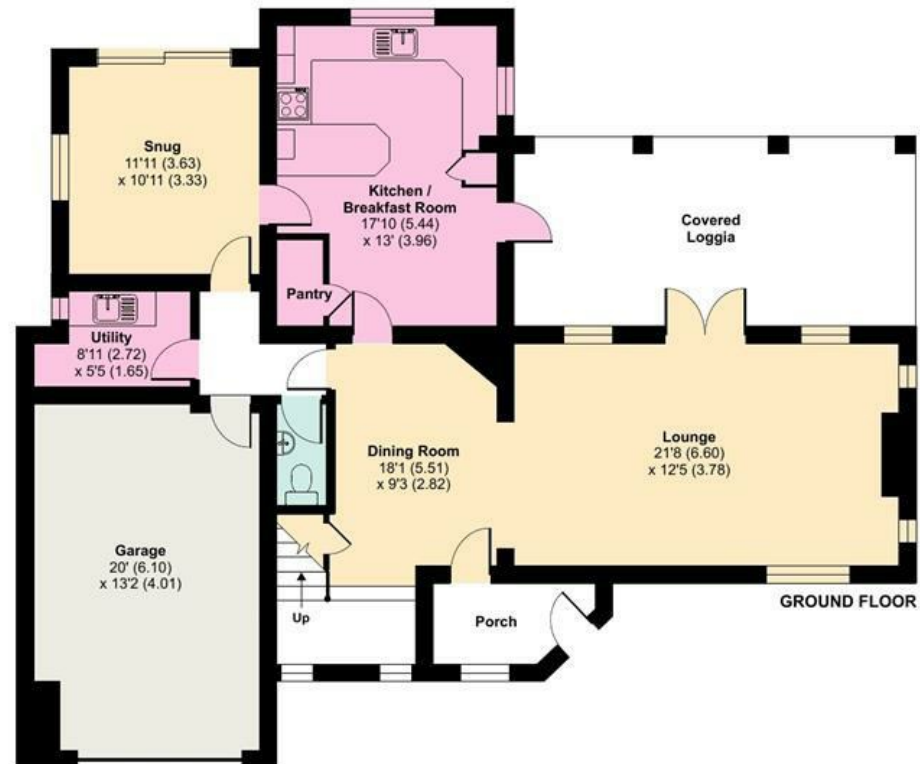
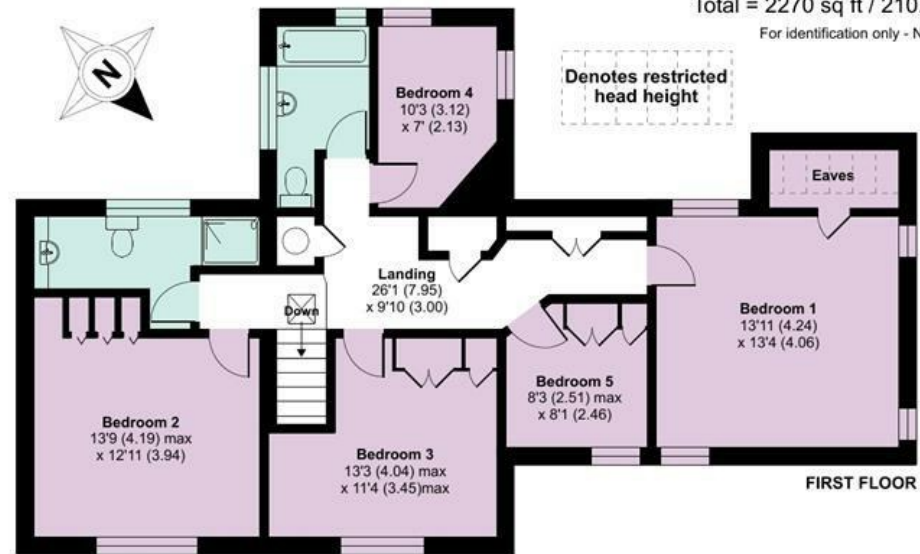


Approximate Area = 2251 sq ft / 209.1 sq m (includes garage)

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 2270 sq ft / 210.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Wills and Smerdon. REF: 1080834





**DIRECTIONS**

From our Offices in East Horsley proceed along the Ockham Road South towards the A246, turning left into Forest Road whereupon the gated entrance to Pennymead Drive will be seen in front of you on the opposite side of Forest Road. Continue along Pennymead Drive for approximately 100 yards where the driveway to Camelot will be found on the right.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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