

Wills & Smerdon

Sales • Lettings • Management



7 Holmwood Close
East Horsley, Surrey KT24 6SS





A large detached family home in a tranquil location, close to shops and set in fabulous grounds of 0.429 Acre.

Entrance Porch - Reception Hall - 3 Separate Reception Rooms - Kitchen/Breakfast Room - Utility - 4 Double Bedrooms - 2 Bathrooms (One En-Suite) - Dressing Room/Potential 5th Bedroom - Double Garage - Potential to Enlarge (STPP) - No Onward Chain





7 Holmwood Close East Horsley, Surrey

We are delighted to bring to market this spacious detached family home located in one of the village's most tranquil hidden locations.

The ground floor accommodation comprises a total of 3 separate reception rooms which includes a 21' dining room, which adjoins the kitchen/breakfast room to potentially create an incredible day space, as is so popular for today's lifestyle. Beyond the kitchen/breakfast room is the all important utility room with lean to greenhouse giving access to the large additional terrace to the side of the house. The ground floor spaces are completed by a guest cloakroom and coats cupboard in the spacious reception hall, which also provides internal access to the double garage.

A particular feature of the interior is the incredible light delivered by the large windows to all rooms which includes bay windows to both the lounge and study, and all of which have been replaced with sealed double glazed units.

On the first floor the main bedroom suite includes a full en-suite bathroom with separate shower cubicle, along with a dressing room which makes for an excellent nursery, or by moving the position of one door, into an independent 5th bedroom if required. All the remaining bedrooms are doubles which are served by the family bathroom.

With any family home the outside spaces are often just as important as the inside, and this particular home delivers on both!

Set within the most fabulous grounds which extend to 0.429 Acre in total, with a large driveway which sweeps to the front of the house for numerous visitor cars. With elbow room on both sides, there is a 5 Bar farm gate to one side, and to the other a gated access to the side terrace. Across the rear of the house is a full width terrace which leads onto the lawn gardens, all of which enjoy excellent privacy on all sides with mature boundary hedges and planting for all year round colour.

The current property delivers 2,665 sq ft of space and is true to the original design, having never been extended. That said due to the sheer size of the plot and position of the house, the property does also lend itself to being significantly enlarged in the future, subject to the usual consents.

Holmwood Close is just a short stroll to the Bishopsmead Shops, St Martin's Church as well as the highly rated Duke of Wellington PH, Little Waitrose and the extensive grounds of Horsley Towers to stretch one's legs. For the commuter, the station is just 1 mile distant with direct services to London Waterloo and Guildford stations.

Viewing Highly Recommended.

Material Information: Guildford Borough Council Tax Band: G Road Service Charge: £100 pa
Tenure: Freehold. Mains electricity, gas, water & drainage. Broadband.



Approximate Area = 2665 sq ft / 247.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Wills and Smerdon. REF: 1081247



DIRECTIONS

From our Offices in East Horsley proceed along the Ockham Road South towards the A246, taking the right turn into St Martin's Close opposite the Church. Follow the road around to the right, and at the end, the entrance to Holmwood Close will be seen in front. Continue to the very end, where the driveway to Number 7 will be found to the right at the head of the close.
///ruler.vast.chart



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

