



Fairmead, Woodland Drive  
East Horsley, Surrey KT24 5AN

W & S

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An exceptional family home in South facing grounds of approaching 0.6 Acre situated in this premier Private Road location.

5 Bedrooms - 2 Bathrooms - 4 Reception Rooms - Kitchen/Breakfast Room - Utility Room - Reception Hall with Guest WC - Detached Double Garage with Studio above and Shower Room - 0.571 Acre South Facing Grounds





## Fairmead, Woodland Drive East Horsley, Surrey

We are delighted to offer for sale for the first time in nearly 30 years, this truly exceptional example of one of the classically styled 1930's character homes designed by Frank Chown.

Situated in beautifully landscaped South facing grounds of 0.571 Acre, the property has been meticulously cared for and improved by the present owners to deliver comprehensive family accommodation, whilst retaining all the charm of the original era of build.

Once across the threshold, the reception hall provides access to the formal reception rooms, which include a gracious lounge with magnificent original inglenook fireplace, which leads directly through to the sun lounge, with panoramic views over the gardens. The formal dining room also links through to the sun lounge, making for a perfect flow when entertaining.

The kitchen/breakfast room provides the perfect hub of the home, comprehensively equipped and including an AGA with additional oven for summer cooking, along with all the usual appliances and double doors lead you seamlessly into the family room. Also beyond the kitchen is a large utility with direct access to the sun terrace and gardens.

On the first floor there are 5 well proportioned bedrooms and two bathrooms with a full ensuite to the main bedroom.

Outside, the sweeping gravel drive provides ample visitor parking along with access to the detached double garage. Accessed via a private door to the rear of the garage is a hallway with shower room and a staircase to the first floor studio room, ideal for working from home or guest accommodation.

The remainder of the grounds are expertly laid out with several private seating areas to catch sun or shade at any given time of the day. A meandering pathway leads toward the rear of the plot where there is a private gate to a pathway which is just a few paces from the Pennymead Sports Club which includes a delightful cricket ground and private tennis club.

In all, for anyone seeking a stunning family home in the village's premier location, this is one not to miss.

Tenure: Freehold Guildford Borough Council Tax Band: H  
All Mains Services connected. Road Service Charge £300 pa (2024)



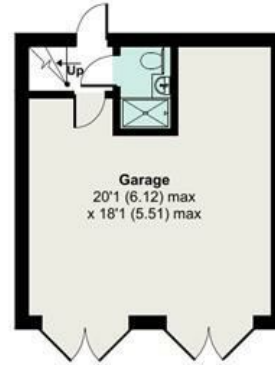


Approximate Area = 2566 sq ft / 238.3 sq m

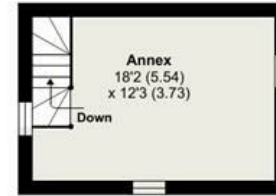
Garage = 594 sq ft / 55.1 sq m

Total = 3160 sq ft / 293.5 sq m

For identification only - Not to scale



GARAGE GROUND FLOOR

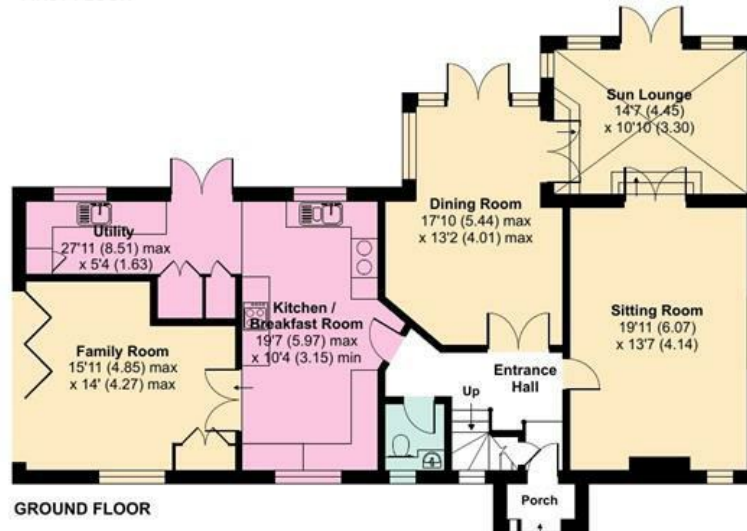


GARAGE FIRST FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR





**DIRECTIONS**

From our offices in East Horsley, proceed along the Ockham Road South taking the left into Forest Road. After approx. 75 yards, turn right into Woodland Drive and continue for about 100 yards where the driveway to Fairmead will be found on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(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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