



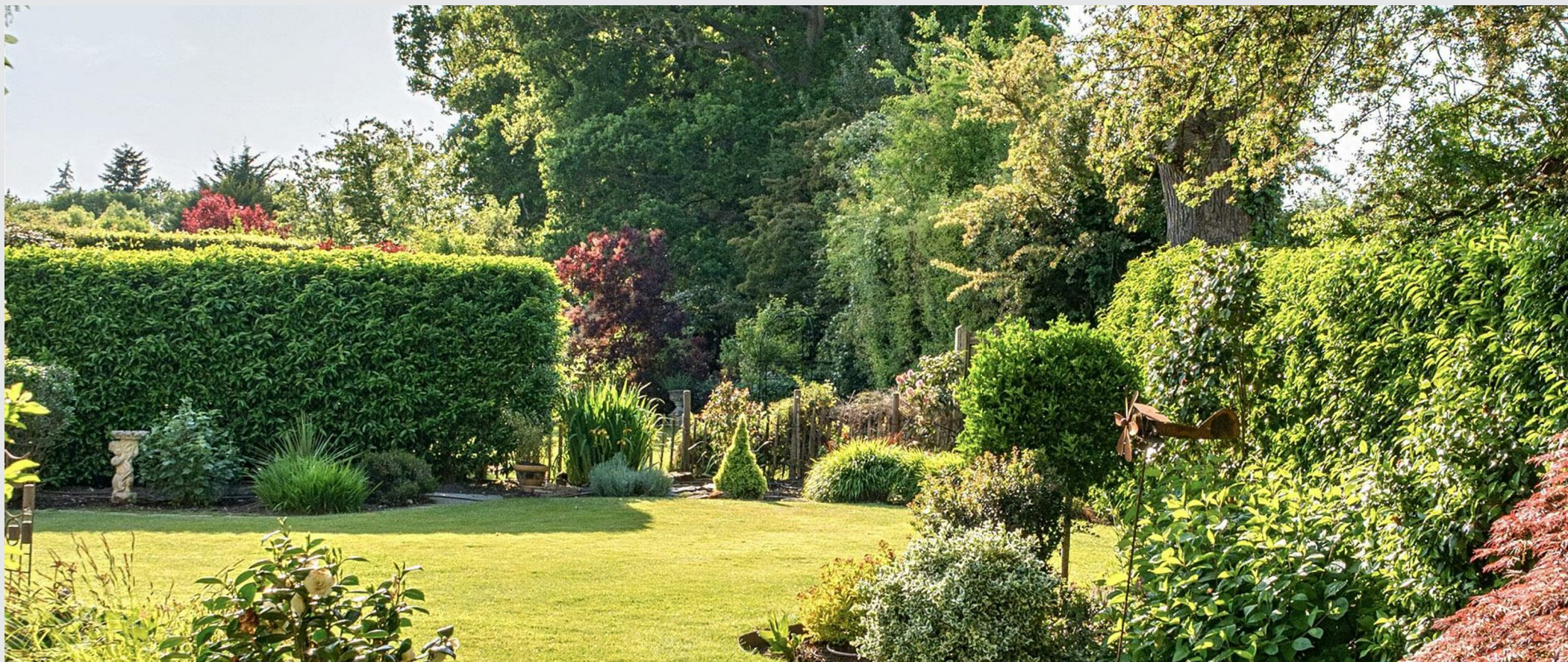
1 The Ridings
East Horsley, Surrey KT24 5BN





A beautifully presented family home in fabulous 0.375Acre gardens situated in this central Private Road location just a 0.5 mile stroll from the Station (Waterloo 45 mins) & shops.





1 The Ridings

East Horsley, Surrey

We are delighted to bring to market this beautifully presented family home, situated in this highly regarded Private Road location, with a fabulous plot of approx. 0.375 Acre.

Once over the threshold, one is immediately drawn by the light afforded throughout the house. Double doors from the reception hall lead you directly to the 'hub of the home' which comprises the most fabulous kitchen/dining room which flows uninterrupted into the Orangery. Cascades of light from the vast atrium ceiling complement the triple aspects over the gardens, with the kitchen comprehensively equipped with a central island and breakfast bar, with brushed steel accents, range style cooker and a blend of both Quartz Silestone and wood worktops. Beyond this space is the all important Utility Room which has a secondary access to the front, ideal for welcoming home muddy paws, and an internal door to the double garage.

Returning back to the hall, double doors lead you into the double aspect lounge with front facing bay window and contemporary styled focal point gas fireplace and double doors to the gardens. On the other side of the hall is an additional reception room, again with a bay window making the perfect space as a TV Room or Study/Office. The ground floor is completed with a guest cloakroom, and barring this and the hub of the home which enjoys underfloor heating to the tiled floors, there is a lovely warmth from the polished Oak flooring to all other spaces.

From the reception hall, an Oak turning staircase leads you to the galleried landing which serves the 4 generously proportioned bedrooms and two bath/shower rooms. The main bedroom suite benefits from a full wall of wardrobes along with a modern en-suite shower room, with the remaining bedrooms served by the family bathroom.

The outside spaces of this home deserve extra mention....extending to well over 1/3rd of an Acre, the house enjoys an impressive 150' frontage giving a real feeling of 'elbow room' for anyone who may wish to further enlarge the house in years to come (STPP). The part walled gardens have been expertly landscaped to provide a series of rooms to enjoy full sun or dappled shade at any time of the day. Different seating terraces lead onto the manicured lawns with privacy on all sides from the mature planting, and to the Eastern flank of the garden is a delightful lightly wooded section complete with large workshop screened beyond a laurel hedge,

A block paved driveway provides ample visitor parking in front of the double garaging where there is also a rather delightful spot to rest beneath a majestic Oak.

For anyone new to the area, there are an abundance of amenities in the area, ranging from superb schools in both the State and Private sector, lovely country pubs and walks to the open spaces and woodlands of Effingham Common, and yet the property is only a 0.5 mile walk to the main shops and Horsley Station (Waterloo 45 minutes),

In all, for anyone seeking a comprehensive family home ready to unpack and enjoy from day one without lifting a paintbrush, this is one not to miss!



Approximate Area = 2559 sq ft / 237.7 sq m (includes double garage)

For identification only - Not to scale





DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road South towards the A246 taking the 2nd left into Forest Road. Continue along for approx 1/3 mile where the entrance to The Ridings will be found on the left, just after the Nightingale Road turning on your right, whereupon the driveway to this home will be found is first on the right hand side.///wonderfully.mixer.entry

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

