



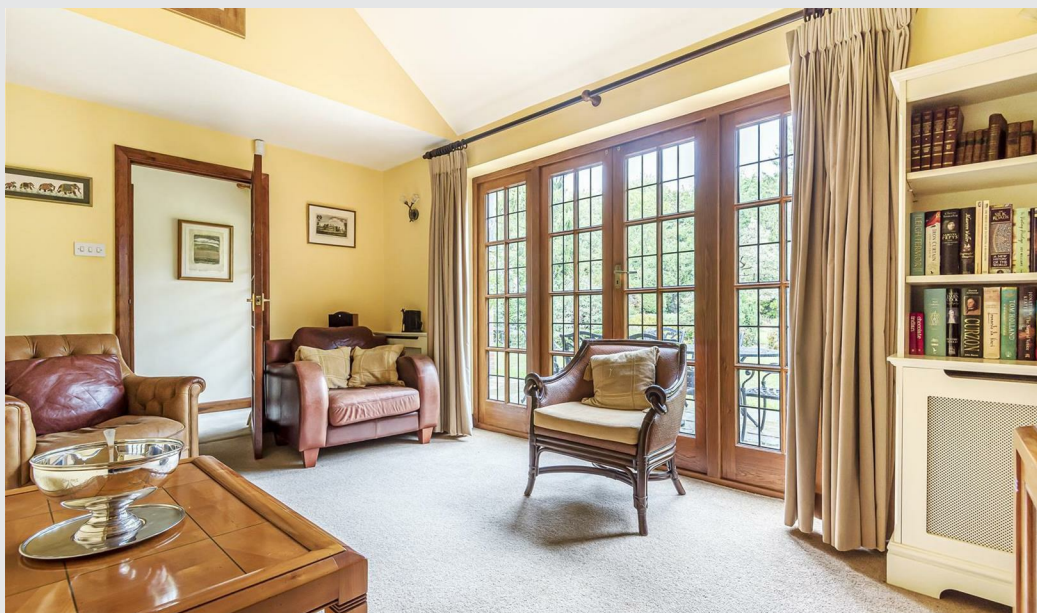
Little Meads Pennymead Drive  
East Horsley, Surrey KT24 5AH





A classically styled 5 bedroom family home in beautiful 0.4 acre grounds and situated in this favoured premier private road location.

Entrance Lobby - Reception Hall - Guest WC - 4 Reception Rooms - Kitchen/Breakfast Room - Large Utility Room - 5 Bedrooms - 2 Bathrooms - Detached Garage & Car Port - 0.4 Acre Grounds - 1/2 Mile to Station (Waterloo 45 mins)





## Little Meads Pennymead Drive East Horsley, Surrey

We are delighted to offer for sale this substantial 5 bedroom family home, built in the 1930's by Frank Herbert Chown, with his flamboyant signature character aesthetics making this a quintessential Horsley home.

Once across the threshold, 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 enlarged over the years and to the ground floor there are a total of 4 reception rooms, one with a semi-vaulted ceiling, an excellent 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 5 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 0.4 Acre in total with house set beyond a sweeping carriage driveway where there is a detached garage with a covered car port to the rear which also makes for a delightful Al Fresco dining space. 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.

Pennymead Drive is a highly regarded location, being centrally located in the village just 1/2 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.

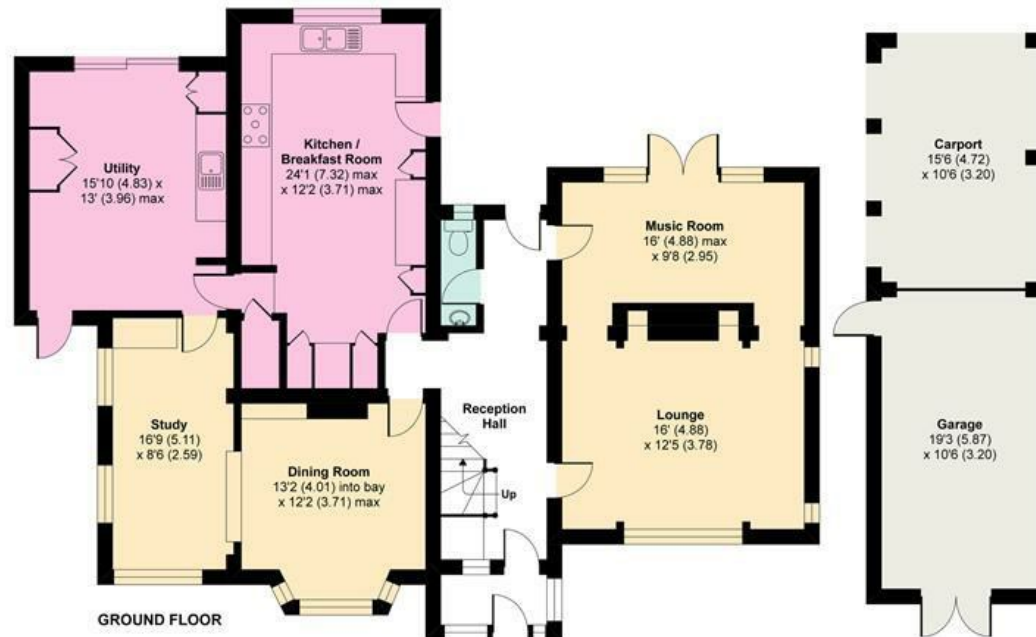
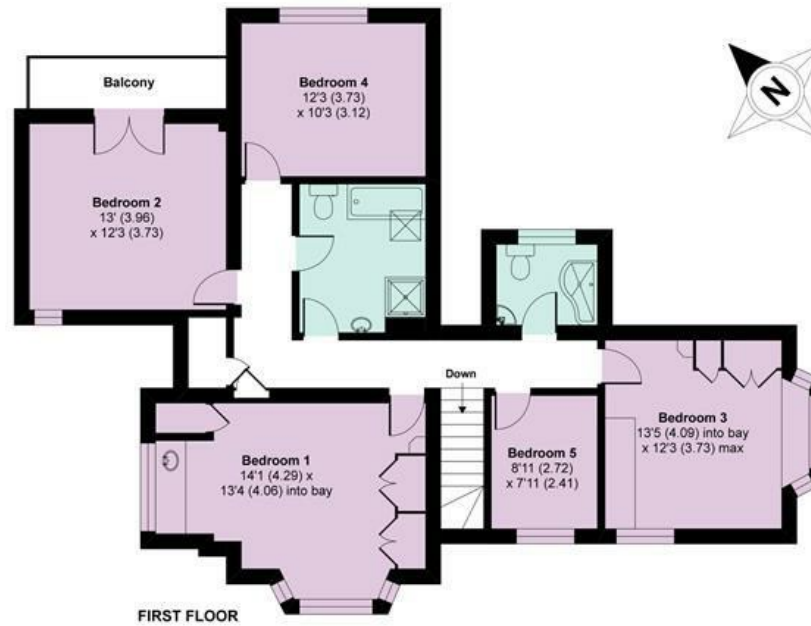
In all, for the purchaser seeking a beautiful character home in a premier private road location, this is one not to miss.

Private Road Service Charge : April 2025 £250 pa



Total = 2660 sq ft / 247.1 sq m (includes garage & excludes carport)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Wills and Smerdon. REF: 650750.



## 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 Little Meads will be found on the left.

///shares.shelf.riding

**Horsley Office** | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141  
**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk



Our Social Media

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 60      | 73        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

