



**Mandeville, Heath View,
East Horsley, Surrey, KT24 5EA**

GUIDE PRICE £1,500,000 Freehold

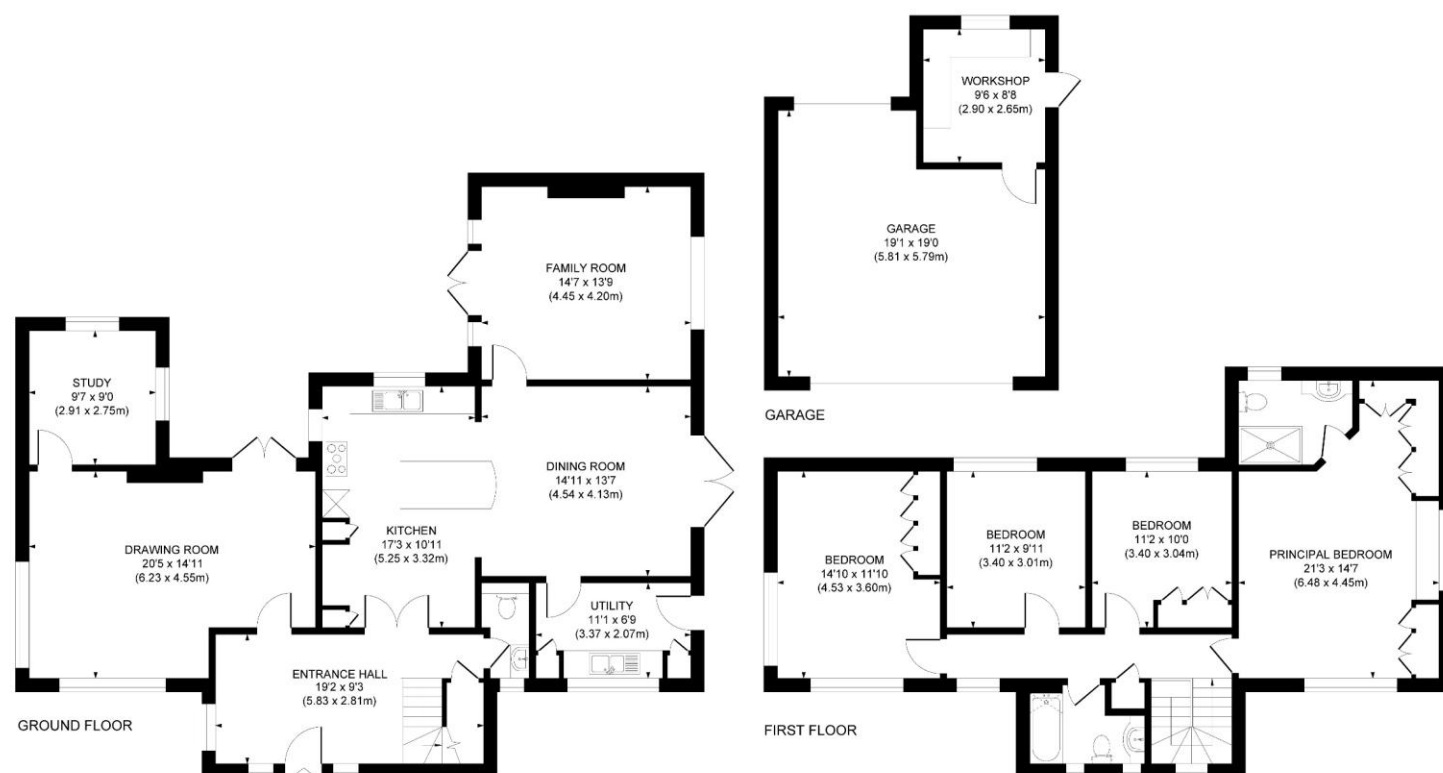
Directions From our offices in East Horsley turn left onto the Ockham Road South and after about a 1/4 of a mile turn left into Forest Road. After about 1/3 of a mile turn right into Nightingale Road and at the end of Nightingale Road turn left into Heath View where the property will be found towards the end on the left.

Local Authority

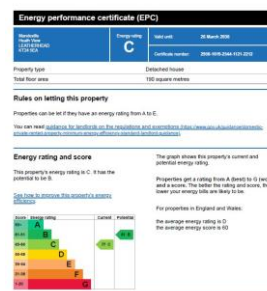
Guildford Borough Council: 01483 505050

Approximate Gross Internal Area

Main House 2,156 sq. ft / 200.29 sq. m
Garage 323 sq. ft / 30.05 sq. m
Workshop 83 sq. ft / 7.68 sq. m
Total 2,562 sq. ft / 238.02 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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A fine four bedroom detached family home occupying an excellent plot in excess of a third of an acre, situated in a much sought after private road with easy access to Horsley village and on the doorstep of Effingham Common.



THE PROPERTY

Nestled on one of the area's most sought-after private roads, this beautifully maintained and modernised detached four-bedroom family home offers generous accommodation within gardens extending to approximately 0.39 acres, perfectly placed on the doorstep of Effingham Common. Upon entering, a spacious entrance hall with a convenient cloakroom sets the tone for the well-proportioned living areas. The ground floor provides versatile spaces, including a fine drawing room, a dedicated study, and a welcoming family room/snug, ideal for relaxation. The heart of the home is undoubtedly the large kitchen/breakfast and dining room, designed for modern family living and entertaining, further complemented by a practical utility room. Upstairs, the superb main bedroom suite boasts a dedicated dressing area and a private en-suite bathroom. There are three additional well-appointed double bedrooms and a stylish family bathroom, providing ample space for comfortable living. Externally, the property benefits from a large detached double garage, complete with a workshop area and convenient up-and-over doors to both the front and rear, offering excellent flexibility and storage. The well-tended gardens beautifully surround the house, providing privacy and ample space for outdoor enjoyment. Perfectly located within easy reach of East Horsley village centre and station, this home offers an exceptional opportunity to acquire a family home that combines modern comfort with an outstanding position. Council Tax Band G.

