



Penneys, Pine Walk
East Horsley, Surrey KT24 5AG





A stunning detached family home offering 5,300 sq ft of space arranged over 3 floors, including 6 reception rooms and 5 bedroom suites, nestled in 2/3rd Acre landscaped gardens with views over paddocks and an outdoor heated swimming pool, hot tub, Al Fresco dining room and outdoor kitchen, all set in a prestigious private road in East Horsley Village. Occupation end August 2026 with No Onward Chain.





Penneys, Pine Walk

East Horsley, Surrey

We are proud to offer this exceptional family home, designed and built to an exacting standard, and located in an exclusive private road location just minutes from East Horsley Village with its range of local shops, library & train station, and only a stone's throw from Horsley Tennis Club.

The superbly proportioned accommodation is ideally suited to 21st Century family living, and extends to just over 5,300 sq ft in total, arranged over 3 floors.

Built approx. 20 years ago, the accommodation radiates from the impressive central hallway with double doors to the the Lounge which has French doors onto the rear terrace, with feature fireplace and opening to the private Study with wide bay window. The separate Dining Room also benefits from a large bay window overlooking the rear gardens, before one arrives at the hub of the home...

This comprises a generous Family Room also with French doors to the terrace with direct access through to the remarkable Kitchen/Breakfast Room. This lovely room is fully fitted with all the usual kitchen appliances one would expect for such a property, and also benefits from two pairs of double opening French doors with double height vaulted ceiling, fully glazed from top to bottom to bring the grounds into full view.

Complementing the impressive reception hall is the fully galleried first floor which leads to the three principle bedroom suites, the main bedroom also benefitting from both a dressing area and a private covered balcony. A further staircase leads to the top floor where there are two further bedrooms suits both with additional walk-in dressing/storage rooms.

Back to the ground floor, the attached west wing is accessed both directly from the kitchen as well as independently from the driveway which currently provides a further Study/Games Room, along with a Utility room, shower room and access to the attached double garage, with a Playroom above, all making for a potential annexe of accommodation if required.

Outside, the landscaped grounds which are measured at 0.65 Acre flow from the large entertaining decked terrace complete with hot tub and Al Fresco dining room directly accessible from the Family Room. This in turn leads onto the lawn with mature boundary trees and shrubs, where to the rear is a heated and filtered swimming pool with surrounding sun-deck and comprehensively equipped Outdoor Kitchen and entertaining space, complete with BBQ, Pizza Oven, Bar seating and sink, all enjoying an ever-changing vista with fabulous open views across the adjoining paddock/fields with a sylvan backdrop.

In all, this is a delightful home in an exclusive private road location, offers the incoming owner a fantastic space, both inside and out, in which to write the next chapters of their family history. An early viewing is highly recommended.

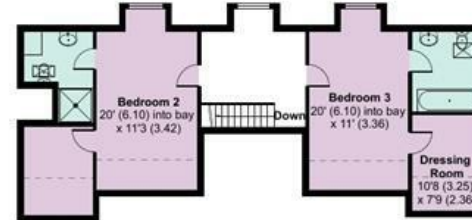
NB Photos are for illustrative purposes only and reflect the internal & external spaces prior to the current tenancy.



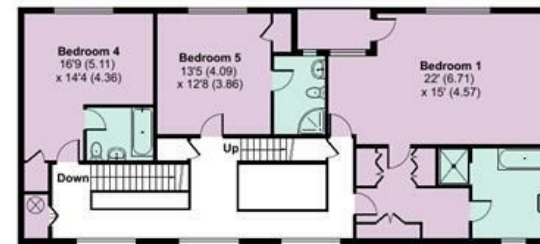
Approximate Area = 4823 sq ft / 448 sq m
Limited Use Area(s) = 133 sq ft / 12.8 sq m
Garage = 345 sq ft / 32 sq m
Total = 5301 sq ft / 492.4 sq m

For identification only - Not to scale

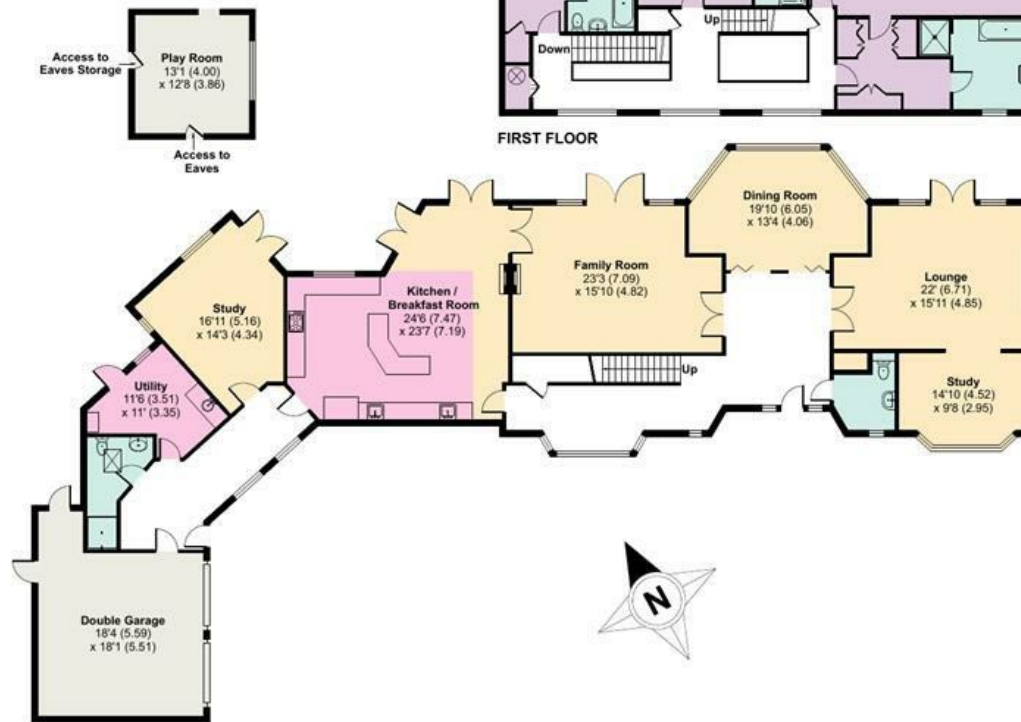
Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road South, turning left into Forest Road and immediately straight ahead between the pillared gated access to Pennymead Drive. Upon reaching the Tennis Club/Lynx Hill, continue straight across into Pine Walk, where the driveway to Penneys will be found on the left. What 3 words///bucket.gates.invest

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



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	79	81
EU Directive 2002/91/EC		

