



**Sunrise Cottage, Shere Road,
West Horsley, Surrey, KT24 6EL**

£1,200,000 Freehold

Directions

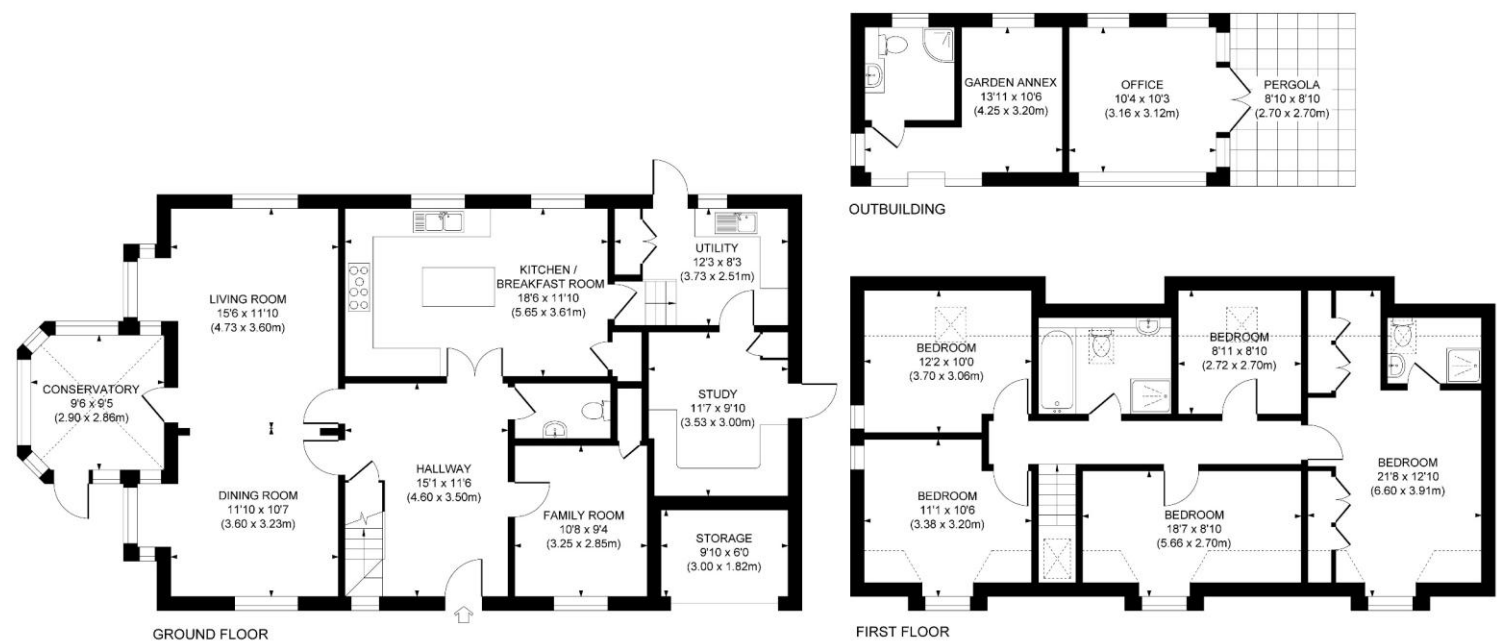
From our East Horsley office turn left through the shops on the Ockham Road South up to the A246. Turn right towards Guildford and then left into Shere Road at the roundabout. Sunrise Cottage is located on your right hand side just before Jefferies Road.

Approximate Gross Internal Area
 Ground Floor 1241 sq. ft / 115.28 sq. m
 First Floor 876 sq. ft / 81.38 sq. m
 Storage 54 sq. ft / 5.07 sq. m
 Outbuilding 254 sq. ft / 23.58 sq. m
 Total 2425 sq. ft / 225.31 sq. m

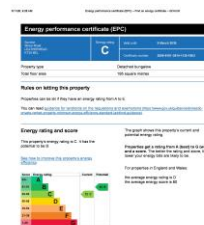


Local Authority

Guildford Borough Council: 01483 505050.



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.



Sunrise Cottage, Shere Road, West Horsley, Surrey, KT24 6EL

A five bedroom detached home in a delightful semi-rural road located on the fringe of West Horsley and a short walk into the Surrey Hills.



THE PROPERTY This delightful 5 bedroom detached home occupies a premier position on the sought after slopes of the Surrey Hills, offering a rare blend of rural tranquillity and modern luxury. Significantly improved by the current owners, the property presents an immaculate interior characterized by high-quality Karndean flooring throughout the ground floor and a versatile layout designed for both family life and sophisticated entertaining. The journey begins through a pitched roof porch into a spacious and welcoming hallway. This leads directly into the heart of the home: a light and bright triple-aspect lounge and dining room. This impressive reception space is anchored by two elegant bay windows and a contemporary wood burning stove, providing a cozy focal point for sofas and chairs. For additional relaxation, an adjoining conservatory offers a peaceful retreat with views over the garden. At the rear of the property, the kitchen/breakfast room boasts an excellent range of cream coloured cabinetry complemented by a 5 ring Rangemaster cooker, an American-style fridge/freezer, and a useful larder cupboard. A central island unit with an integrated wine rack serves as a social hub, with plenty of space remaining for a substantial breakfast table. Practicality is equally well considered, with steps leading down to a utility room and a separate, fully fitted study. Both rooms feature independent doors to the outside, making them ideal for muddy boots or professional home working. A separate family snug and a cloakroom off the main hall complete the ground floor accommodation. The first floor is home to a magnificent principal suite, which includes an extensive range of fitted wardrobes, a bespoke dressing area nestled into the eaves and a luxury ensuite shower room. Four further bedrooms share a contemporary family bathroom, thoughtfully designed with both a bath and a separate shower. The exterior of the property is just as impressive, featuring a secluded main garden positioned to the side of the house. A lawn leads to an elevated patio area, perfectly situated to capture the afternoon and evening sun amidst mature hedging. A significant highlight is the contemporary 250 sq. ft. garden cabin, which functions as a self-contained annexe. It is cleverly divided into a bedroom with an ensuite shower room and a secondary space ideal for use as a gym, studio, or executive office. Adjacent to the cabin, a high specification aluminium pergola from Maze Outdoor Living with a retractable roof and removable side screens provides a unique, all-weather entertaining space alongside an additional patio. The location is truly exceptional, with miles of open countryside, public footpaths, bridleways, and world-class mountain bike tracks virtually on the doorstep. Despite this idyllic setting, the property remains remarkably convenient, situated just a 5 minute drive from the heart of East Horsley village and its mainline station. Council Tax Band F.

