



Silverbirch, Forest Road
East Horsley, Surrey KT24 5ER

W & S

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A substantial & stylishly presented 5 bedroom family home, with a wonderful contemporary feel and high quality fittings throughout situated in 0.326 Acre grounds.

Reception Hall : Triple Aspect Lounge : Fabulous Kitchen/Dining Family Room : Study/Playroom : 5 Excellent Bedrooms : 3 Bath/Shower Rooms : Integral Double Garage : Ample room for Garden Home Office in the 0.326 Acre Grounds : Within 1 Mile of both Horsley & Effingham Jct Stations : No Onward Chain





Silverbirch, Forest Road

East Horsley, Surrey

We are delighted to offer for sale this exceptional family home, superbly presented throughout and with stylish contemporary spaces ideally suited to today's modern lifestyle. The property underwent a ground-up restoration in 2012 by the current owners to now offer 5 bedroom, 3 bathroom family accommodation that is basically a new home interior with 1930's character.

From the moment one steps across the threshold, the quality of fittings and feeling of space and light are instantly apparent. To the ground floor there is a triple aspect Lounge with direct access to the garden via the terrace with a feature 'Dru' gas fireplace along with French Oak flooring giving a feeling of warmth - a cosy place for the family in the evenings & winter. One of the lasting impressions of this home is the clever use of light and space created by the extensive use of glazing to the sides, rear and ceilings.

The formal dining room has large bi-fold doors fully opening onto the terrace which really brings the outside in and offering vast entertaining space. The comprehensively equipped open plan kitchen has been designed for family dining making this space very much the 'Hub of the Home', all with views to the extensive gardens. There is an additional downstairs room conveniently placed off the kitchen which can be used as an office, a playroom or even a 6th bedroom with another full view of the garden with near double height ceilings and Velux windows in the roof space. This space can be closed off to the family area for privacy during the day as an office or leaving the playroom untidy for the kids to pick up their activities the following day.

The integral garage is directly accessed from the kitchen and hosts cupboards for the washing machine, the dryer and the efficient modern heating system. There is also a cloakroom off the entrance hall.

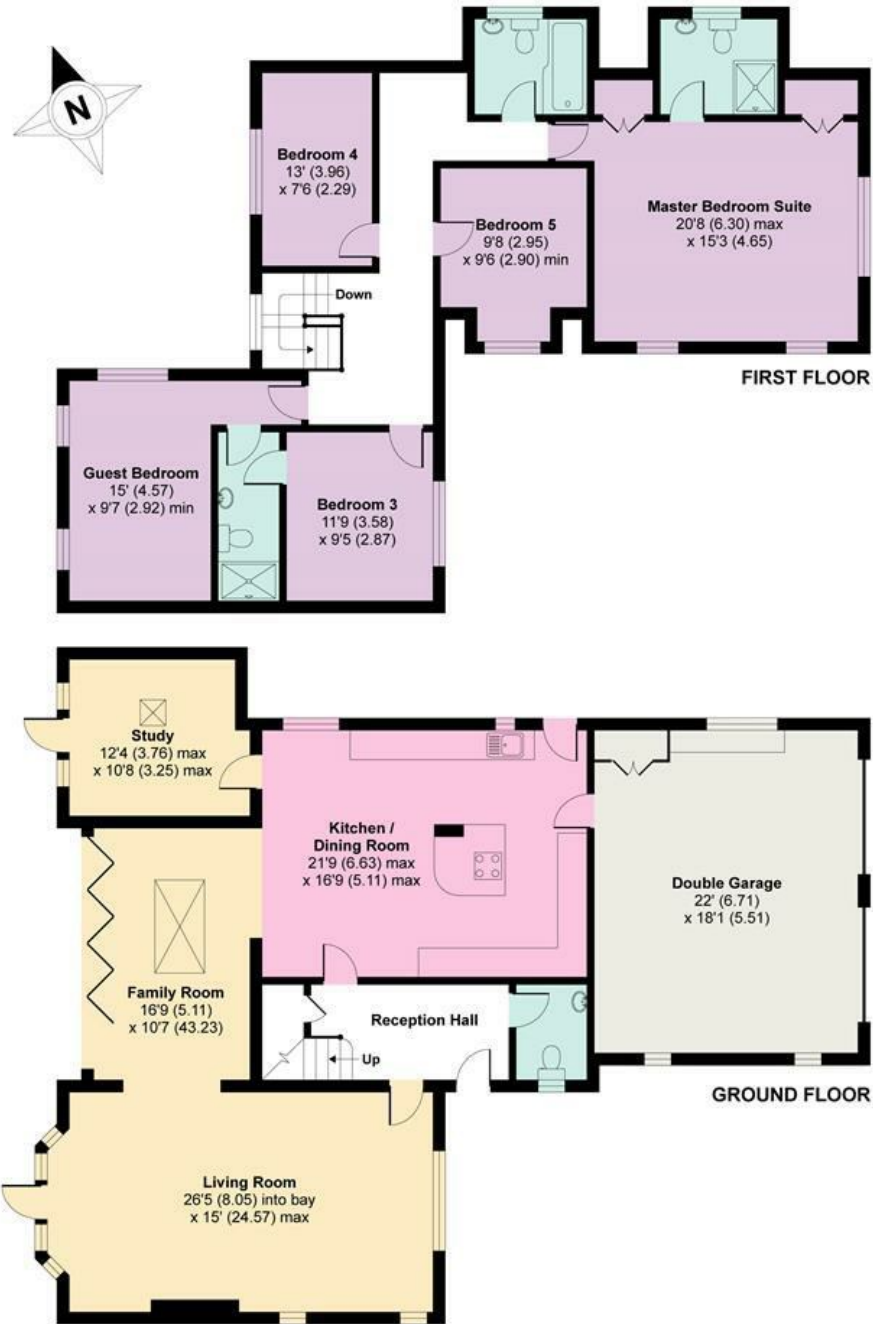
On the first floor there are 5 excellently proportioned bedrooms which include a superb Master Bedroom Suite, secluded from the rest of the bedrooms and complete with an en-suite shower room and two built in wardrobes. The Guest Bedroom Suite has a 'Jack & Jill' bathroom arrangement with Bedroom 3 to give the flexibility of 3 suites in total, along with a family bathroom serving the remaining 2 bedrooms on this floor. Both the family and Jack & Jill bathrooms were renewed only last year and light tunnels bring in additional light to the landing.

Outside, the property is set within grounds of 0.326 Acre and is positioned beyond an excellent gravel driveway which provides plenty of visitor parking and access to the integral Double Garage. The rear gardens are principally laid to lawn with a large expanse of terracing accessible from all the reception spaces and enjoying a North-Westerly aspect to enjoy the setting sun in the summer to the full with ample space for a Home Office Garden Building for anyone wishing to work from home.

Located not only within the catchment of both the Raleigh & Howard of Effingham Schools, for the commuter the stations of Horsley and Effingham Junction are virtually equidistant and less than a mile walk away. A wonderful choice of other amenities for both education and recreation abound in the area including Golf, Tennis and Cricket, along with the Surrey Hills and Effingham Common both being close to hand for miles of beautiful countryside virtually on the doorstep. An internal viewing is highly recommended of this exceptional home.

No Onward Chain







DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road South towards the A246, for approx 1/3rd mile, turning left into Forest Road. Continue along for approx 1/2 mile where the driveway to Silverbirch will be found 6th on the left after Wildwood Close.

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	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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