



The Tile House, Woodland Drive
East Horsley, Surrey KT24 5AN



A magnificent family home delivering over 4,700 sq ft of space in South-West facing grounds of just under 1/2 Acre in this most favoured premier Private Road location in the heart of the village with private gated access directly onto the Cricket Ground and Tennis Club.





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Wills & Smerdon are delighted to bring to market this Landmark family home situated in one of the most favoured premier Private Road locations in the heart of the village. The property was originally built by the current owners a little over 30 years ago, reflecting the history of the East Horsley with this handsome home being beautifully detailed with classically styled Tudor gabling, herringbone brickwork, tile hanging and pitched dormers to celebrate the joyful signatures of FH Chown.

Once across the threshold, the gracious reception hall connects both the formal and informal living spaces, with an impressive staircase which leads to the large galleried landing bringing exceptional natural light into this vaulted space.

The well proportioned Sitting Room has double doors leading to the terrace, with detailed brick cornice above the focal point fireplace and double aspect to the side. Double opening doors give access to the separate Dining Room, with a deep bay window overlooking the delightful rear gardens.

The kitchen/breakfast room is a perfect "hub of the home" for today's family lifestyle, fitted with all the usual appliances one would expect of such a property, beyond which is a utility room, a useful second downstairs cloakroom and a TV/Family room.

The ground floor is completed with a fully fitted Study, complete with a range of fitted storage and bookshelves, offering a wonderfully calm area for Working From Home or simply those requiring a home administration space.

On the first floor, the large galleried landing gives access to all 5 Double Bedrooms along with 3 full Bathrooms, all with separate showers, of which two are en-suite. From the landing, a 'secret' timber turning staircase gives access to the generous loft storage rooms, which are boarded and enclosed, and which in our opinion could (subject to the usual planning consents) be converted into additional bedroom/bathroom accommodation, should this be desired.

Outside, the story continues.....the driveway sweeps in front of the house to the detached double Garage which benefits from an internal staircase leading to the Home Office/Studio above.

The grounds in total extend to 0.457 Acre with the perfect South-Westerly facing aspect, and like the house are beautifully laid out with manicured lawns leading away from the house via a sun terrace which extends across the full width of the house.

The gardens are bounded on all sides by mature trees and shrubs for all year round privacy, with the finishing touch to the outside space provided by a private gate which gives direct access and views to the open space of Horsley Cricket Ground and the Private Tennis Club beyond - perfect as an additional haven of amenity literally on the doorstep, with the main shops and station (Waterloo 45 mins) being just a 0.6 mile stroll away in the other direction.

In all, for the discerning purchaser who seeks a first class home in a location to match, this is one definitely not to miss.



Approximate Area = 4064 sq ft / 377.5 sq m (excludes void)

Garage / Studio = 647 sq ft / 60.1 sq m

Total = 4711 sq ft / 437.6 sq m

For identification only - Not to scale





DIRECTIONS

From our offices in Station Parade head along the Ockham Road South, turning left at the junction with Forest Road, where Woodlands Drive will then be found a short distance along on the right hand side. Continue along Woodlands Drive where the driveway to The Tile House will be found 7th on your right hand side, What3Words ///duke.snow.popyy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

