



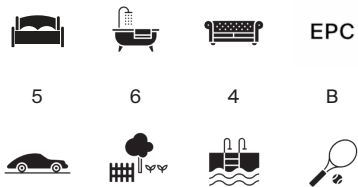
THE WARREN

East Horsley, Surrey, KT24



AN EXCEPTIONAL FIVE BEDROOM HOME ON A PRIVATE ROAD IN EAST HORSLEY, KT24

This chain free home is set on a beautiful and expansive south-west facing plot of approximately 1.85 acres and includes a swimming pool, gym/poolhouse, putting green and tennis court.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Located in an elevated position at the top of the The Warren private estate in East Horsley, Braeside is a modern five bedroom family home which was built in 2006. This home is set behind private gates and features stunning views over the North Downs. All rooms lead off a large central hall with a galleried landing. The kitchen/breakfast room is positioned at the rear of the house with doors to the garden. It combines integrated appliances, a range cooker, large central island, sleek granite work surfaces and ample space for dining. There is also a pantry and an adjacent utility room. Off the kitchen is the family room with feature fireplace and double doors to the garden. The drawing room also has a feature fireplace and is double aspect with two bay windows with double doors to outside. The remainder of downstairs includes a study, formal dining room, cloakroom and a coats cupboard.











The first floor provides the double aspect principal bedroom with fitted wardrobes and en suite bathroom. There are four further bedrooms (all with en suite bathrooms and fitted wardrobes).

The house is arranged over two floors and is of modern construction, offering solid concrete floors and under floor heating on both levels.

Outside, the garden is of particular note. It has been professionally designed and beautifully landscaped with well-maintained lawn and an abundance of mature shrubs and trees. There is a fabulous outdoor swimming pool with pool house, gym and shower room. A tennis court, professionally installed putting green, a wonderful tree house and a garden store can also be found. The front driveway provides parking for multiple cars and access to the double garage.





The Warren, KT24

Approximate Gross Internal Area = 474.1 sq m / 5103 sq ft

Outbuildings = 141.4 sq m / 1522 sq ft

Total = 615.5 sq m / 6625 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288017)

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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