



# FOREST LANE

East Horsley, Surrey, KT24



# CHAIN FREE FOUR BEDROOM DETACHED HOME

An exceptional single-storey detached residence, superbly positioned on a private road, offering beautifully presented and highly versatile accommodation throughout.



Local Authority: Guildford Borough Council

Council Tax band: F

Tenure: Freehold



## DESCRIPTION

This outstanding home provides well-balanced lateral living, ideal for both everyday comfort and effortless entertaining. At the heart of the property lies an impressive open-plan kitchen, dining and reception space, enhanced by striking vaulted ceilings and an abundance of natural light. Bi-folding doors seamlessly connect the interior to a generous terrace, creating a wonderful indoor-outdoor flow and an ideal setting for entertaining.

The accommodation comprises four flexible bedrooms, two of which benefit from en suite bath or shower rooms, alongside a separate luxury family bathroom. A well-appointed study with bespoke built-in cabinetry offers an excellent space for home working.











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Externally, the property enjoys a large terrace leading down to a beautifully maintained private garden, perfect for relaxing or hosting guests. To the front, an expansive in-and-out driveway provides ample parking for several vehicles, further enhancing the property's practicality.

Additional benefits include the advantage of single-storey living, supporting ease of accessibility, and the convenience of being offered to the market chain free.

The property is situated within East Horsley, a charming and well-connected village on the edge of the Surrey Hills, an Area of Outstanding Natural Beauty.

Horsley and Effingham Station both offer regular direct routes to London Waterloo. The A3 and Junctions 9 and 10 of the M25 are also nearby, offering convenient access to Central London and Heathrow and Gatwick Airports.

The area is served by a range of excellent private and state schools, including St. Teresa's Effingham, Manor House, Cranmore and The Howard of Effingham and The Raleigh School (subject to catchment areas).

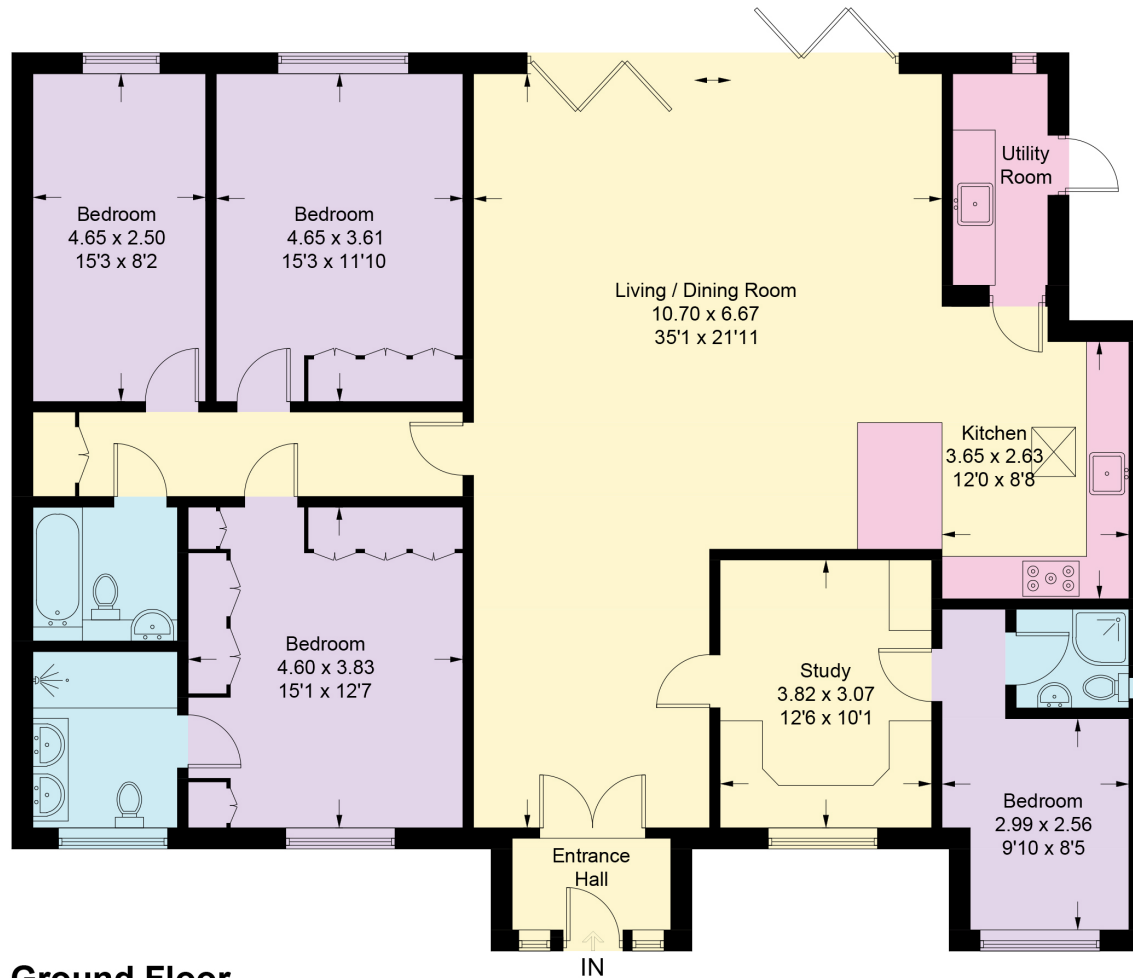
\*NB: Some images used contain CGI furniture, so please call for any additional information\*





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Approximate Gross Internal Area = 169.6 sq m / 1825 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307935)

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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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