



# Rowbarns Cottage, Green Dene, East Horsley, Surrey, KT24 5RG

**£1,295,000 Freehold**

## Directions

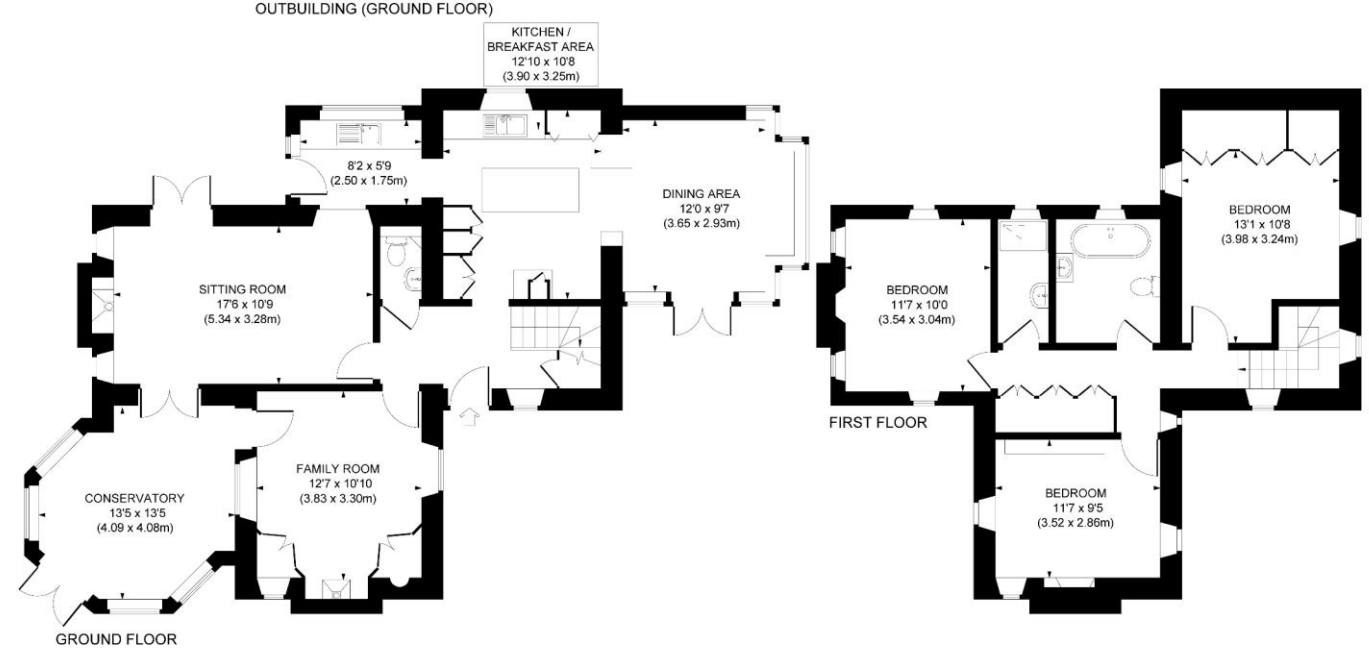
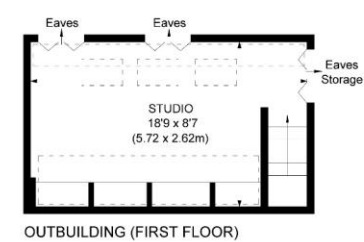
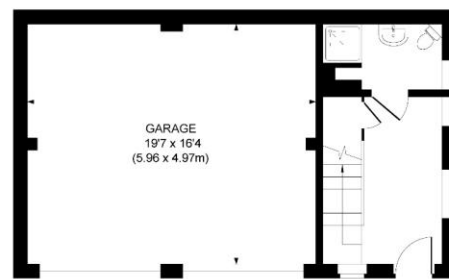
From our office In East Horsley turn left onto the Ockham Road South for approximately one mile towards the A246. Turn left on the A246 passing the petrol station and head towards Effingham. After the sharp left turn go down the hill into the right hand filter to turn right into Green Dene. Rowbarns Cottage will be found on the right hand side immediately after the S-bend.

## Local Authority

Guildford Borough Council: 01483 505050.



**Approximate Gross Internal Area**  
Main House 1,804 sq. ft / 149.00 sq. m  
Outbuilding 667 sq. ft / 60.00 sq. m  
Total 2,271 sq. ft / 211.00 sq. m



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.

**Rowbarns Cottage, Green Dene,  
East Horsley, Surrey, KT24 5RG.**

Set in a landscaped walled garden and including a double garage, Rowbarns Cottage is a Grade II listed Lovelace cottage that blends historic charm with modern living on the doorstep of East Horsley village centre.



**THE PROPERTY** Rowbarns Cottage is a truly enchanting period home, originally built in 1861 by William King, 1st Earl of Lovelace, an amateur architect and engineer. His distinctive influence shaped much of the local village between 1851 and 1874, with characteristic use of flint, brick, and intricate decorative detailing that remains highly sought after today. This Grade II listed cottage has been thoughtfully and sympathetically extended, seamlessly blending historic charm with modern living including a stunning vaulted dining area adjoining the kitchen, and a conservatory opening from both the lounge and family room. Designed by an architect experienced in heritage properties, the additions harmonise perfectly with the original flint and brick elevations. The kitchen is both stylish and functional, featuring an excellent range of shaker style units, Dekton worktops, a central island, integrated dishwasher, six ring range cooker, and American style fridge/freezer. An adjoining utility room offers further practicality, with space for laundry appliances, additional storage, coat hooks, and direct access to the rear patio. From the entrance hall, oak flooring flows into the elegant dual aspect lounge, complete with exposed beams, a decorative wood burning stove, and double doors opening onto the garden. The separate family room mirrors this character, also featuring exposed beams and its own decorative wood burning stove, creating an inviting living spaces. A charming, heated conservatory completes the ground floor accommodation. Upstairs, the property continues to impress with three double bedrooms, two of which feature period fireplaces and dual or triple aspects, flooding the rooms with natural light. There is ample scope for fitted wardrobes if desired. The accommodation is served by a stylish family bathroom with a freestanding bath, complemented by a separate shower room with a walk-in shower. Set well back from the road, the landscaped gardens are enclosed by a high brick and flint wall that ensures privacy and tranquillity. Further enhancing the appeal is a detached double garage, complete with a staircase leading to a loft room ideal as a studio or home office, and the added convenience of a ground floor shower room and WC. Ideally positioned on the edge of the Surrey Hills Area of Outstanding Natural Beauty, the property offers immediate access to an extensive network of footpaths, bridleways, and mountain biking trails, yet just a five-minute drive from East Horsley village centre and mainline station.

