Wills & Smerdon 1933
Sales • Lettings • Management

Pine View, Forest Lane

East Horsley, Surrey KT24 5HU

An immaculately presented detached 4 bedroom bungalow in a convenient location close to Effingham Junction station, with enclosed rear gardens, fabulous open plan kitchen/dining room and flexible accommodation.

Pine View, Forest Lane

East Horsley, Surrey

This exceptional home offers beautifully proportioned single-storey accommodation, combining effortless day-to-day living with an excellent environment for entertaining.

The impressive open-plan kitchen, dining and reception area forms the centrepiece of the home, with soaring vaulted ceilings and extensive glazing creating a bright and spacious setting. Bi-fold doors open directly onto the substantial terrace, seamlessly extending the living space outdoors and providing a superb backdrop for all year round entertaining..

The property offers four well-proportioned bedrooms, providing excellent flexibility for family living, guests or alternative uses. Two bedrooms enjoy the added luxury of en suite bath or shower rooms, while a stylish family bathroom serves the remaining accommodation. A dedicated study, complete with bespoke fitted cabinetry, provides a practical and attractive home-working environment.

Outside, the generous terrace steps down to an exceptionally well-kept garden, offering a peaceful and secluded space for entertaining, dining or simply enjoying your surroundings. To the front, a substantial in-and-out driveway provides parking for numerous vehicles, adding further convenience to this highly practical home.

A particular advantage is the ease and accessibility afforded by the property's single-storey layout, while the fact that it is offered to the market chain free makes for a straightforward purchase.

The property is ideally positioned in East Horsley, a sought-after village on the fringes of the Surrey Hills, designated an Area of Outstanding Natural Beauty. The village enjoys excellent transport connections, with both Horsley and Effingham stations providing regular direct services to London Waterloo. The A3 and M25 junctions 9 and 10 are also readily accessible, providing convenient road links towards Central London, as well as Heathrow and Gatwick airports.

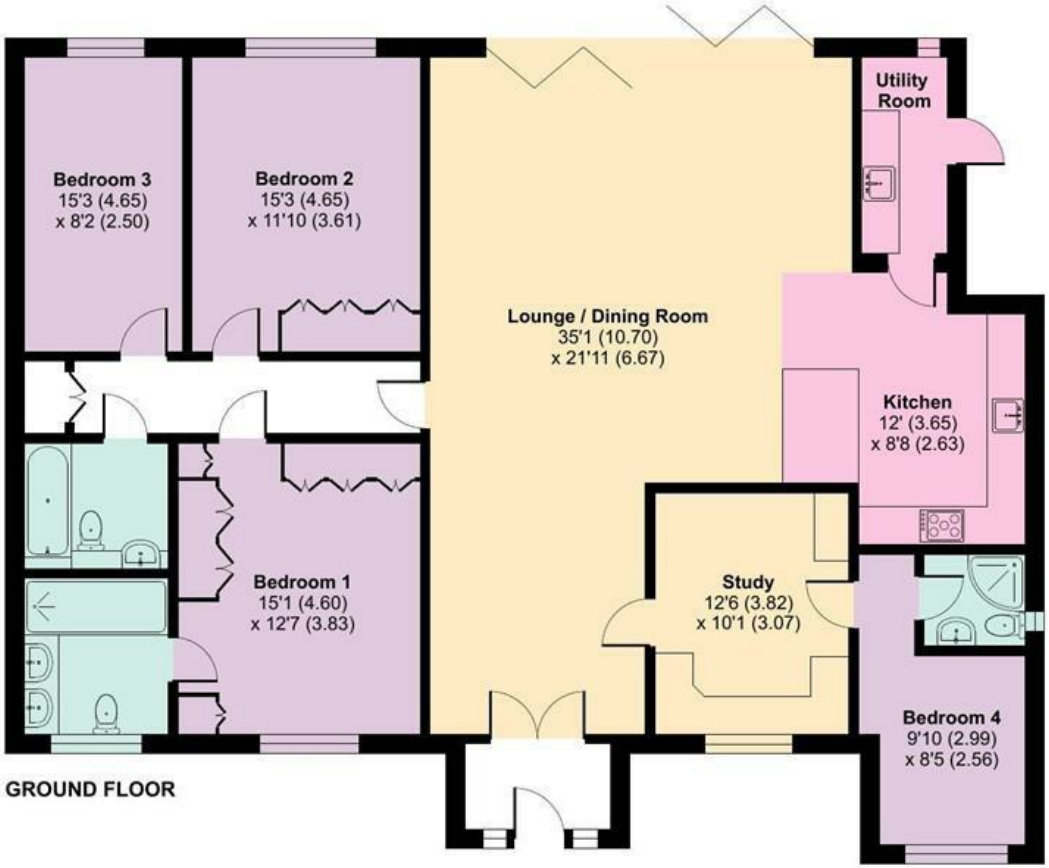
Families are well catered for, with a choice of highly regarded independent and state schools in the surrounding area, including St. Teresa's Effingham, Manor House, Cranmore, The Howard of Effingham and The Raleigh School, subject to the relevant catchment areas.

Private Road Service Charge: £150 per annum

SAGE
GLOW

Approximate Area = 1825 sq ft / 169.6 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2026 by a third party.
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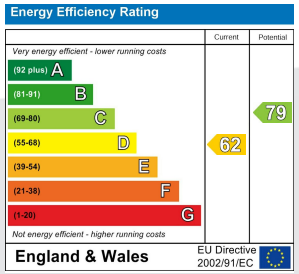
DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South towards the A246, taking the left turn into Forest Road after approx 1/3 mile. Continue along Forest Road, taking the right fork into Forest Lane. Continue for approx 200 yards (6th property) where the driveway to Pine View will be found on the right hand side. ///snake.books.angel

Tenure: Freehold. Guildford Borough Council Band F



Our Social Media

W & S 1933

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN **T** | 01483 284141

E | enquiries@willsandsmerdon.co.uk **W** | willsandsmerdon.co.uk