



Trequites, Woodland Drive
East Horsley, Surrey KT24 5AN



A comprehensive family home situated in Horsley's most prestigious private road being within a very short walk of East Horsley Tennis and Cricket Club. This exceptional home has been meticulously designed to provide stunning and generous accommodation, all set within beautifully landscaped gardens.





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Built in 2010 and remodelled approximately four years ago the property benefits from underfloor heating throughout the ground and first floor, with oak framed leaded light double glazed windows under a tiled roof, all set in a plot of just under 0.4 acres.

Internally the accommodation flows from the generous reception hall which welcomes family and guests alike. The bespoke, hand crafted and superbly fitted Kitchen/Breakfast/Family Room with Miele appliances offers an informal dining area, along with an informal snug with double doors opening onto the rear patio, and having a separate utility room and guest WC/wet room.

The separate music room has views over the front garden, whilst to the rear of the property is the well appointed study, which has double opening doors onto the rear patio.

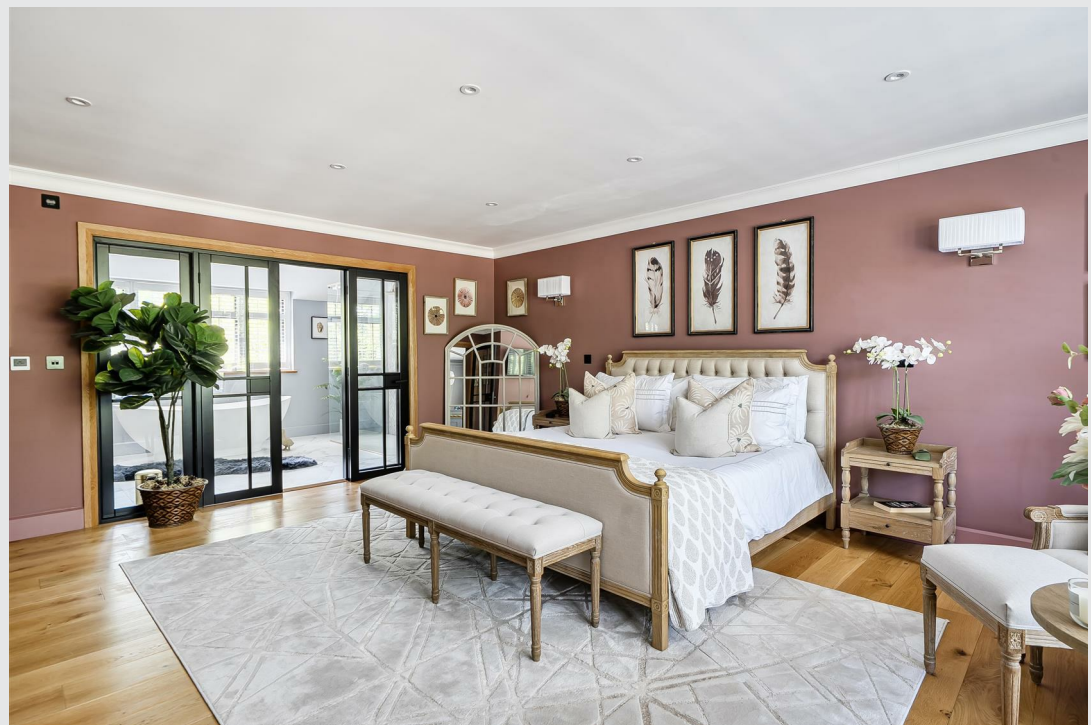
The open plan Lounge/Dining Room is a true highlight of the house, with a working bespoke Bath Stone fireplace, and a simply delightful open plan lounge and formal dining area, having opening bi-fold doors and roof lights, which look over the manicured lawns that comprise the rear gardens. Amtico flooring is provided through the ground floor reception areas.

To the First Floor, the Master Suite comprises of a dressing room with a full range of handcrafted bespoke cupboards, ensuite Bathroom with double hand basin, free-standing bath and shower, with the main bedroom having views over the rear gardens. The three additional first floor bedrooms all benefit from built in wardrobes and ensuite facilities, whilst the 4th bedroom, currently used as a home gym, has use of the family bathroom with bath, shower and all the usual bathroom facilities.

On the second floor is a feature bedroom suite with fully fitted bathroom, the whole area benefiting from dormer windows flooding the whole top floor with light, along with a bisecting range of wardrobes providing storage and separating the area into a day and evening space.

The landscaped gardens are a most attractive feature of the property, which is approached via a paved driveway leading to the double integral garage and ample parking. Adjacent to the front of the house is a sunny patio area, with walkway providing side access to the rear gardens.

The sunny gardens have a level lawn with sun terrace and mature flower and shrub beds affording good seclusion from neighbouring properties. The timber summerhouse area provides an ideal space for entertaining and for those all important family al fresco BBQs!



Approximate Area = 4879 sq ft / 453.2 sq m (exclude cover sitting)

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Garage = 356 sq ft / 33 sq m

Outbuilding = 74 sq ft / 6.8 sq m

Total = 5434 sq ft / 504.6 sq m

For identification only - Not to scale





DIRECTIONS

Directions: (KT24 5AN) From our offices proceed along Ockham Road South and turn left into Forest Road and then first right into Woodland Drive. Trequites will be found towards the end of Woodland Drive on the left hand side. What3words: green.saying.doctor

Tenure: Freehold. Guildford Borough Council Band H

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	85
EU Directive 2002/91/EC		