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Oak Tree Cottage, Forest Road

East Horsley, Surrey KT24 5DS

A spacious detached 5/6 bedroom family home in mature 1/4 acre west facing gardens, and conveniently located just a 0.4 mile into the village centre with station serving Waterloo and Guildford & main shopping parade. No Onward Chain.

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We are delighted to bring to the market this spacious family home built just 15 years ago and offered for sale with no onward chain.

Once across the threshold there is a generous reception hall which creates a hub for all the main day spaces of the house. With a signature of double doors to the most of these rooms, there is a formal dining room which could equally be used as a study/office which interconnects with the sitting room to provide an excellent flow of entertaining space concluding with the sunny conservatory which has doors leading onto the west facing sun deck.

The separate kitchen/dining room has bi-fold doors leading to the garden and is fitted with a range of wall and floor units, topped by granite worktops. Beyond this is the laundry/utility room, with washing machine and tumble dryer, and direct access to the attached tandem length garage.

To the first floor the main bedroom has both a generous ensuite with bath and walk-in shower, along with a dressing room fitted with wardrobes and storage.

The guest suite is located at the other end of the landing, between which there are two further double bedrooms served by the family bathroom, also with a separate shower. The accommodation is completed by a turning wooden staircase leading to the second floor landing which could make for an excellent teenager suite with a double bedroom having its own ensuite facilities and a separate large study, with cascades of light provided by Velux roof lights to all rooms on this floor.

Outside the rear gardens enjoy a sunny westerly aspect, with an outside timber studio attached to the rear of the garaging ideal for use as a working from home office or home gym, with the gardens being mainly laid to lawn with a range of mature trees and shrubs, enhanced by winding pathways and quiet corners. The front driveway provides ample off street parking for numerous vehicles, and access to the double length garage.

Approximate Area = 2927 sq ft / 271.9 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Garage = 326 sq ft / 30.2 sq m
Outbuilding = 165 sq ft / 15.3 sq m
Total = 3428 sq ft / 318.3 sq m
For identification only - Not to scale

SECOND FLOOR

Denotes restricted head height

FIRST FLOOR

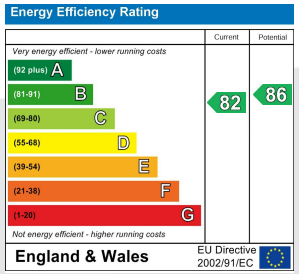
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Wills and Smerdon. REF: 1457698

DIRECTIONS

The property benefits from its very own postcode KT24 5DS for SatNav directions. From our offices in East Horsley, proceed along the Ockham Road South towards the A246, for approx 1/3rd mile, turning left into Forest Road. Continue for approx 1/4 mile where the driveway to Oak Tree Cottage will be found first on the left after the turning to Cobham Way. what3words: ///saving.slip.racks

Tenure: Freehold. Guildford Borough Council Band H



Our Social Media

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