



Pipers Warren, Norrels Drive,  
East Horsley, Surrey, KT24 5DL

£ 1,395,000 Freehold

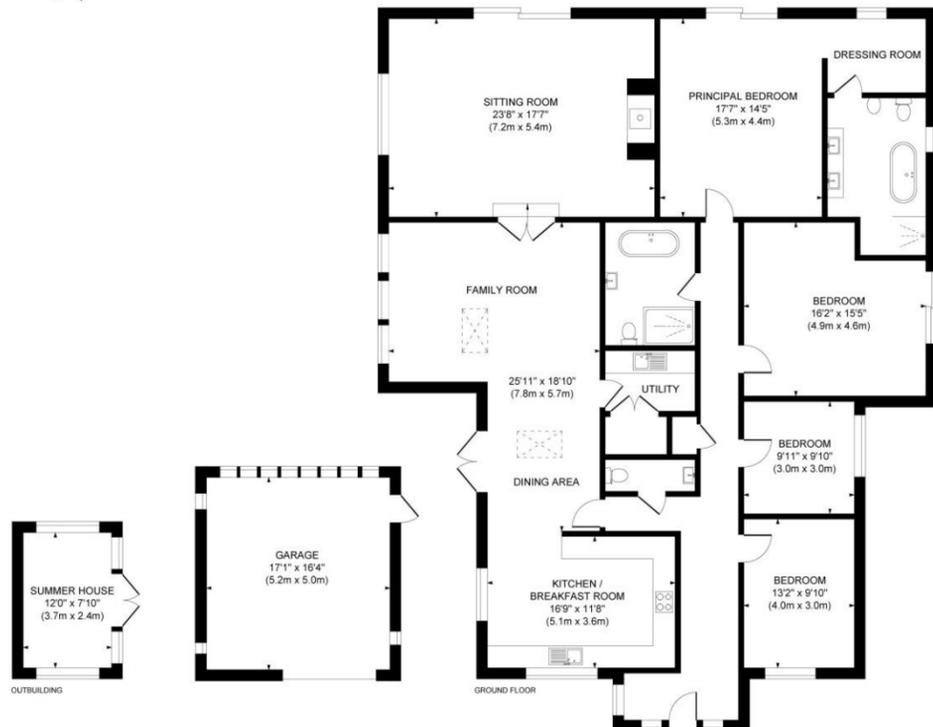
### Directions

From our offices in East Horsley turn left along the Ockham Road South and turn left into Forest Road. Norrels Drive can be found on the right hand side and the property itself is approximately half way along on the left hand side.

### Local Authority

Guildford Borough Council: 01483 505050.

**Approximate Gross Internal Area**  
Main House 2427 sq. ft / 225.50 sq. m  
Outbuilding 94 sq. ft / 8.77 sq. m  
Garage 279 sq. ft / 25.94 sq. m  
Total 2800 sq. ft / 260.21 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.

Energy performance certificate (EPC)	
Rating	<b>B</b>
Property type	Detached house
Build date	2010 or earlier
Rules on selling this property	Property cannot be sold or rented without an EPC.
Energy saving advice	<ul style="list-style-type: none"> <li>Insulate the roof.</li> <li>Insulate the walls.</li> <li>Insulate the floor.</li> <li>Use energy-efficient light bulbs.</li> <li>Use energy-efficient appliances.</li> <li>Use energy-efficient heating systems.</li> </ul>

**Pipers Warren, Norrels Drive, East Horsley, Surrey, KT24 5DL**

Set in a superb private road location, just a short distance from the village centre and station, this exceptional detached bungalow offers nearly 2,500 sq ft of accommodation, all within a private third of an acre plot backing onto woodland.



**THE PROPERTY**

Set in a superb private road location, just a short distance from the village centre and station, this exceptional detached bungalow offers nearly 2,500 sq ft of accommodation, all within a private 1/3-acre plot backing onto woodland. The property provides excellent privacy and a thoughtfully designed layout that combines space, style, and functionality. There are four generous bedrooms, including a large principal suite with a luxury en-suite bath/shower room and dressing room, in addition to a large family bathroom/shower room again beautifully appointed and further cloakroom. Living spaces are particularly impressive: a fine drawing room with a vaulted ceiling, a large sitting/family room also with a vaulted ceiling and mezzanine area, and an open-plan dining area leading to a kitchen/breakfast room and utility room. Outside, the mature gardens provide a tranquil setting with excellent screening and a delightful outlook onto woodland. The property further benefits from a double garage and ample driveway parking. This is a rare opportunity to acquire a spacious and beautifully presented bungalow in one of the area's most desirable private roads. Council Tax Band G.

