# Petit Tor, Norrels Drive,

# East Horsley, Surrey, KT24 5DL

# £1,975,000 Freehold

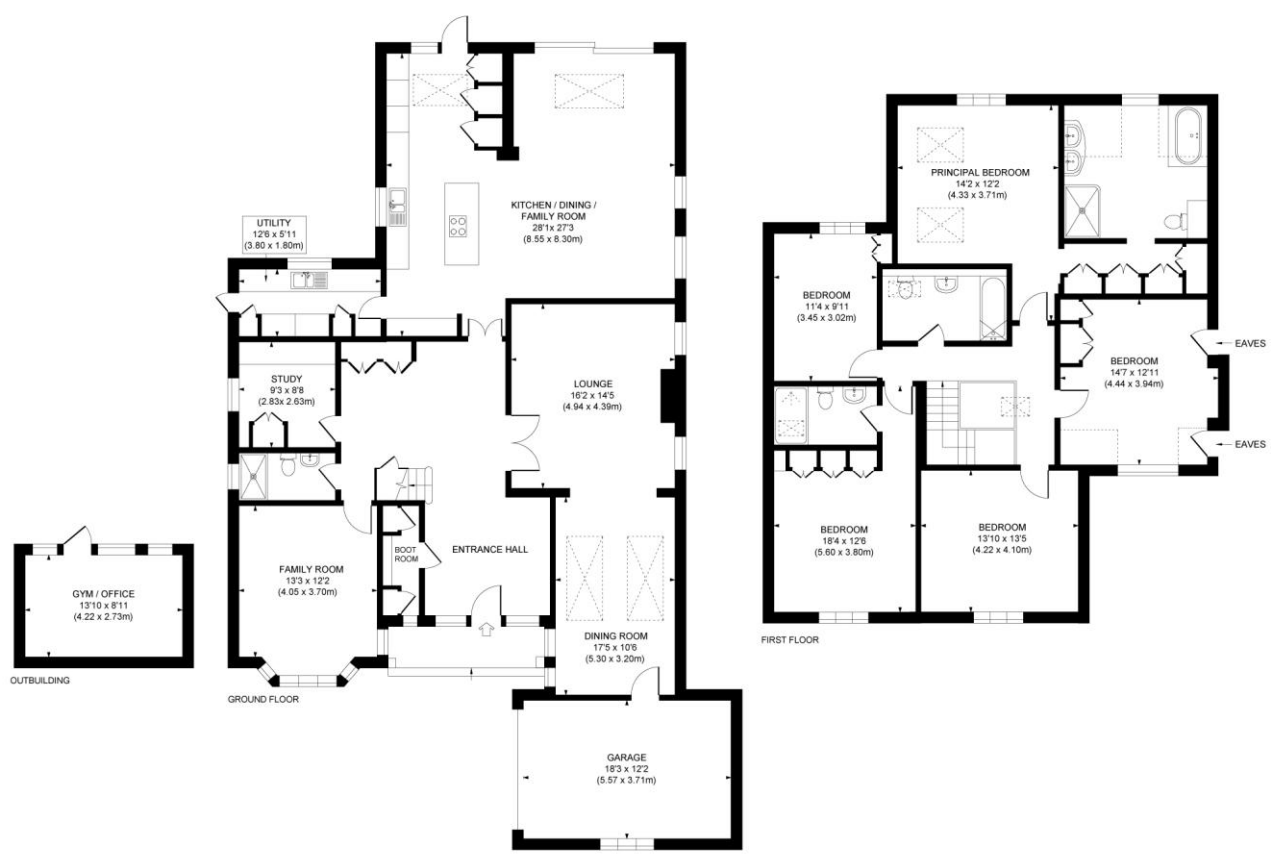
## Directions

From our office in East Horsley turn left along the Ockham Road South and after about a 1/4 of a mile, turn left into Forest Road. After about 1/2 of a mile turn right into Norrels Drive. Petit Tor will be found on the left hand side after about 200 metres.

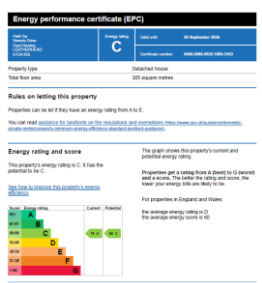
## Local Authority

Guildford Borough Council: 01483 505050.

**Approximate Gross Internal Area**
Main House 3,225 sq. ft / 299.66 sq. m
Garage 222 sq. ft / 20.66 sq. m
Outbuilding 124 sq. ft / 11.52 sq. m
Total 3,571 sq. ft / 331.84 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.



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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

## Petit Tor, Norrels Drive, East Horsley, Surrey, KT24 5DL

Petit Tor is a thoughtfully extended, five bedroom, four bathroom family home situated in a quiet private road near East Horsley village and station.

**THE PROPERTY** Petit Tor is an extended and comprehensively refurbished five-bedroom family residence situated on a quiet, private road within walking distance of East Horsley village and station. The ground floor opens into a welcoming entrance hall with genuine marble flooring, leading to a study, a lounge with a woodburning stove, and a utility room. Designed for modern living, the ground-floor layout offers clear potential for conversion into a self-contained annexe. At the rear, an expansive contemporary kitchen and family room serves as the central hub, fully equipped with premium appliances, marble worktops, and integrated audio.

The upper floor accommodates an exceptional 430 square foot principal suite featuring a mirrored walk-in wardrobe and a luxurious marble en-suite bathroom. A second en-suite bedroom and three additional double bedrooms provide ample accommodation for a growing family. Outside, the property features a large gravel driveway, an integrated single garage, and a secluded rear garden. The outdoor space includes a split-level ceramic-tiled patio for outdoor entertaining, a private lawn, and a separate garden cabin currently configured as a home gym. Additionally, the property benefits from planning permission held in perpetuity to construct a rear orangery.  Council Tax Band G