



3 Holmwood Close,

East Horsley, Surrey, KT24 6SS

£1,325,000 Freehold

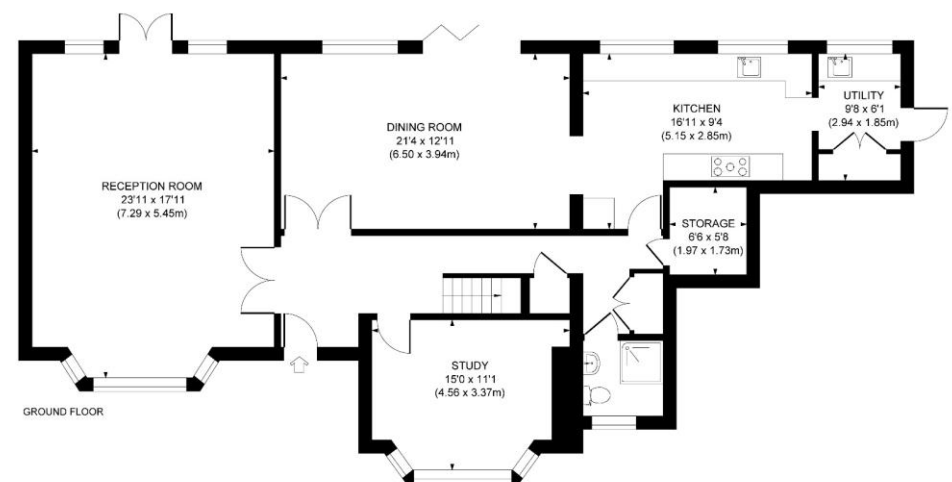
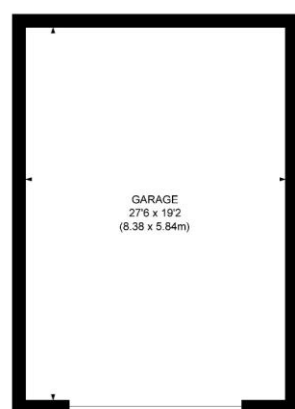
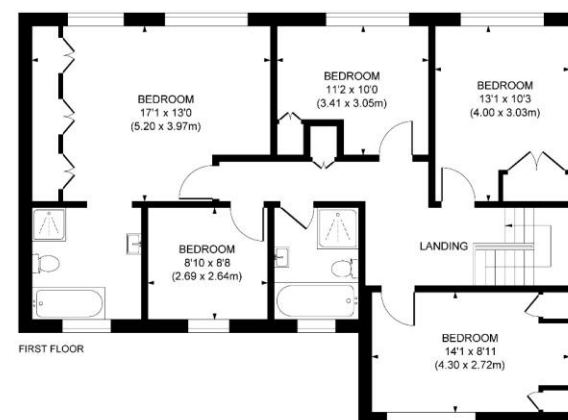
Directions

From our office in East Horsley turn left into Ockham Road South up towards the A246 for approximately one mile then turn right into St Martins Close. Follow this around and Holmwood Close is on your left with number three a short way on your left hand side.

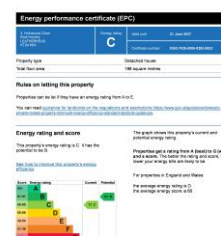
Local Authority

Guildford Borough Council: 01483 505050

Approximate Gross Internal Area
 Main House 2,357 sq. ft / 218.90 sq. m
 Garage 527 sq. ft / 48.90 sq. m
 Total 2,884 sq. ft / 267.80 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.



**3 Holmwood Close, East Horsley, Surrey,
KT24 6SS**

Situated in a quiet private cul-de-sac we are delighted to offer a spacious five bedroom family home, immaculately appointed throughout with south west backing gardens.



THE PROPERTY Perfectly positioned in one of Surrey's most desirable villages, this striking detached five-bedroom residence masterfully combines generous proportions, sophisticated interiors, and seamless family functionality. Upon entering, a light-filled and airy reception hall sets an elegant tone, showcasing stunning woodblock flooring that flows effortlessly into the principal living areas. The spacious sitting room offers a refined sanctuary for both relaxation and entertaining, with classic French doors opening directly onto the south west facing patio and garden. Two additional reception rooms provide excellent, versatile space—ideal for a formal dining room, home office, or playroom. The kitchen is a chef's delight, beautifully appointed with an excellent range of modern cabinetry and premium quartz worktops. A separate, dedicated utility room keeps household tasks discreetly tucked away, with a side door offering convenient outdoor access. An expansive cloakroom and direct access to the integrated garage complete the ground floor. Upstairs, the property continues to inspire with five beautifully proportioned bedrooms. Four of these double bedrooms feature excellent built-in wardrobe space. The principal suite serves as a luxurious retreat, complete with a fully tiled ensuite bathroom featuring both a bath and a separate walk-in shower. A beautifully finished family bathroom serves the remaining bedrooms in equal luxury. Boasting exceptional kerb appeal, with a wide frontage, the property features a manicured front lawn, a double garage, and a substantial private driveway. The low-maintenance rear garden is an oasis for outdoor living, featuring a generous patio area perfectly framed for alfresco dining a good size lawn all enjoying a sunny south westerly rear aspect. Situated in a private cul-de-sac of substantial four and five bedroom homes, the property is a short walk to local shops at Bishopsmead Parade, and about 1 mile from the village centre and commuter station.

