



**1 The Ridings,
East Horsley, Surrey, KT24 5BN**

£1,395,000 Freehold

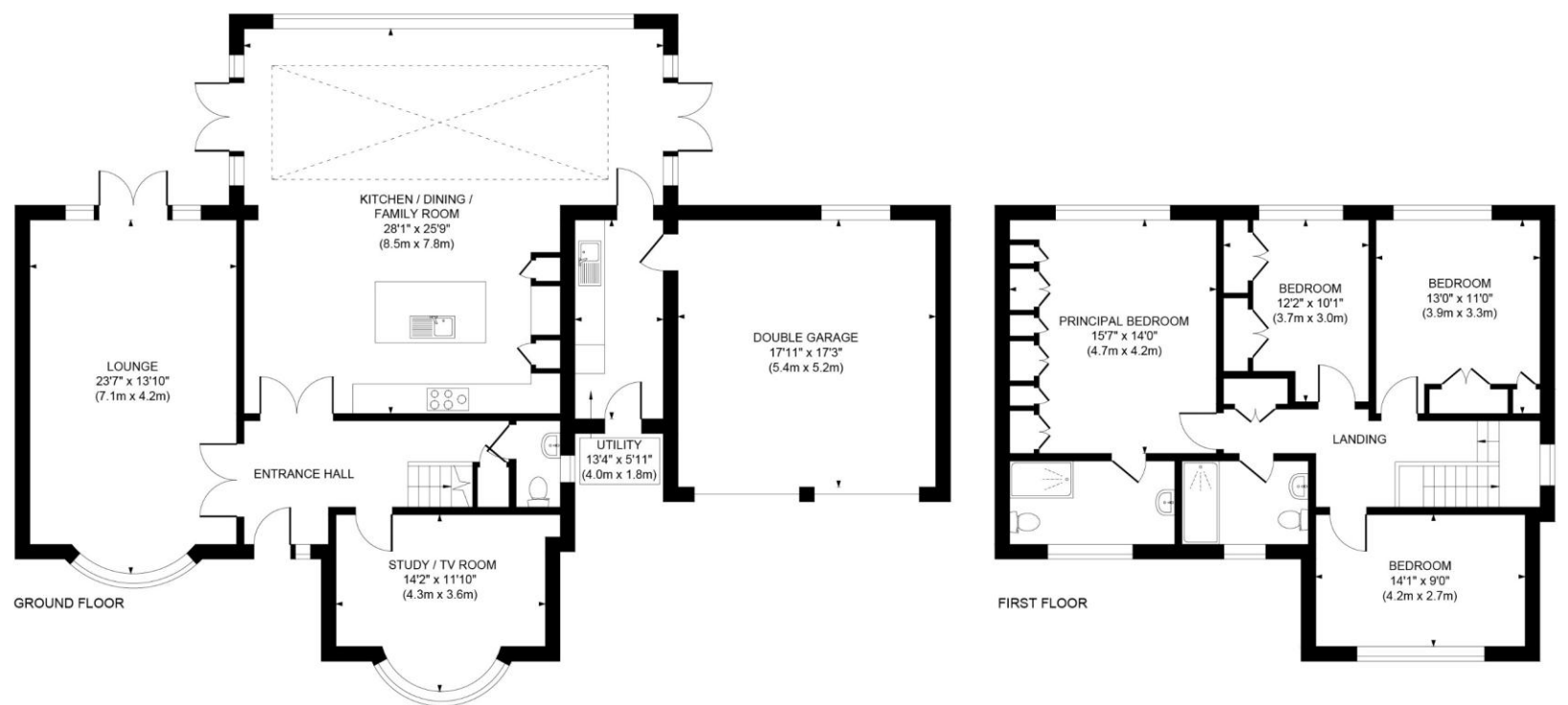
Directions From our offices in East Horsley, turn left onto the Ockham Road South until you reach the turning on the left hand side of the Forest Road. Proceed up the Forest Road and The Ridings is the fourth turning on the left with no 1. found on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
2559 sq. ft / 237.78 sq. m (Including Garage)



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)	
Current Energy Rating: D	Current Energy Value: 288 kWh/m ² /year
Property type: Detached house	288 kWh/m ² /year
Year built: 2000	
Rules on selling this property	
Properties can be let if they have an energy rating from A to G.	
You can't let a property with an energy rating of F or G unless you've taken steps to improve it.	
Energy rating and score	
The graph shows the property's current and potential energy rating.	
Properties get a rating from A (best) to G (worst). The table below shows the energy rating scale and how to improve it.	
For more information on energy ratings, visit www.gov.uk/government/organisations/energy-efficiency-trust	
The average energy rating in the area is C . The average energy value in the area is 150 kWh/m ² /year.	

**1 The Ridings, East Horsley, Surrey,
KT24 5BN**

A detached 2,500 sq.ft, four bedroom, family home with a large wrap around sunny and secluded garden situated in a private cul-de-sac within a fifteen minute walk to the centre of East Horsley village and station.



THE PROPERTY Situated in a private cul-de-sac, less than a ½ mile walk from East Horsley village centre and station via Cobham Way, this exceptional 4 bedroom, 2 bath/shower room family home offers over 2,500 sq. ft. of spacious living with modern comforts throughout. An orangery with underfloor heating extends from the rear, creating a superb open-plan kitchen/dining/family room flooded with natural light from a 6m x 3m rooflight and windows on three sides, overlooking the meticulously maintained garden. The kitchen is fully equipped with a central island and breakfast bar, range-style cooker, and a combination of quartz Silestone and wood worktops. Adjacent, a utility room offers extra storage, an additional front entrance, ideal for muddy boots and paws, and direct access to the double garage. The welcoming entrance hall has oak flooring that flows through double doors into the dual-aspect lounge featuring a contemporary gas fireplace, a bay window to the front, and direct access to the rear patio and garden. A further reception room, perfect as a study or TV room, is bathed in light from a matching bay window overlooking the wide front garden. Upstairs, an oak staircase leads to a galleried landing and the principal bedroom suite, complete with ample wardrobe space and a modern ensuite shower room. Three further double bedrooms, two with built-in wardrobes, share a well-appointed family bathroom. Externally, a block-paved driveway provides parking for numerous vehicles and divides two separate gardens with manicured lawns, stretching across the 150' frontage. The rear garden wraps around three sides of the house, with a secluded walled side garden enjoying sunlight throughout the day. Adjacent to the garage, a solid timber workshop offers the potential to convert into a home office. This superb family home is offered with no onward chain. Council Tax Band G.

