

£1,995,000 Freehold

Little Croft, Pennymead Drive,
East Horsley, Surrey, KT24 5AH



HENSHAWS

Directions

From our offices take the Ockham Road South for about a 1/3 mile at the junction with Forest Road take the second turn left and immediately right into Pennymead Drive. Little Croft will be found after about 150 metres on the left.

Local Authority

Guildford Borough Council: 01483 505050



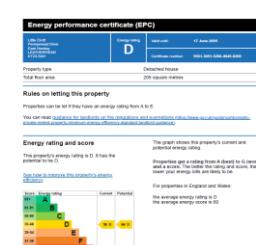
Approximate Gross Internal Area 2486 sq ft - 230 sq m

Ground Floor Area 1448 sq ft - 134 sq m

First Floor Area 1038 sq ft - 96 sq m

Outbuilding Area 256 sq ft - 24 sq m

(Excluding Outbuilding)



Ref: EH2529

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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 enquiries 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.

Little Croft, Pennymead Drive, East Horsley, Leatherhead, Surrey, KT24 5AH

A stunning Frank Chown family home situated in one of the most sought after private roads, within walking distance of the village and station.



THE PROPERTY A truly exceptional family residence, originally constructed by the renowned Frank Chown, located on Pennymead Drive, one of the village's most sought-after private roads. Ideally positioned, the property is just a short, level walk from both the village centre and the mainline station. This charming home exudes character throughout, having been thoughtfully extended and tastefully modernised to offer contemporary living whilst retaining its original appeal. The spacious entrance hall provides access to the principal ground floor rooms, including an impressive drawing room featuring a wood-burning stove, this double aspect room includes French doors opening onto the stunning rear garden. The separate dining room is generously proportioned with a beautiful garden outlook, offering flexibility to serve as a snug or TV room. To the rear is a dedicated study, whilst the substantial kitchen/breakfast/family room is perfectly designed for modern family life, with the family area having glazed doors leading to the rear terrace. Additional ground floor amenities include a cloakroom and a walk-in pantry. Upstairs, the property offers four well-proportioned bedrooms, including a luxurious principal suite with a high-specification en-suite bathroom. A spacious family bathroom and a convenient first-floor utility room complete the accommodation. Meticulously maintained and presented throughout, the home is set within beautifully landscaped gardens of approximately half an acre. A large terrace spans the rear, ideal for outdoor entertaining opening to lawned areas with flower and shrub borders providing much colour. To the rear is a further large terrace area with a stunning heated swimming pool. This space also features a substantial summerhouse/cabin, offering versatile use as a home office, gym, garden room, or poolside changing facility. The gardens enjoy complete privacy and provide a picturesque setting for this outstanding family home. Council Tax Band H

