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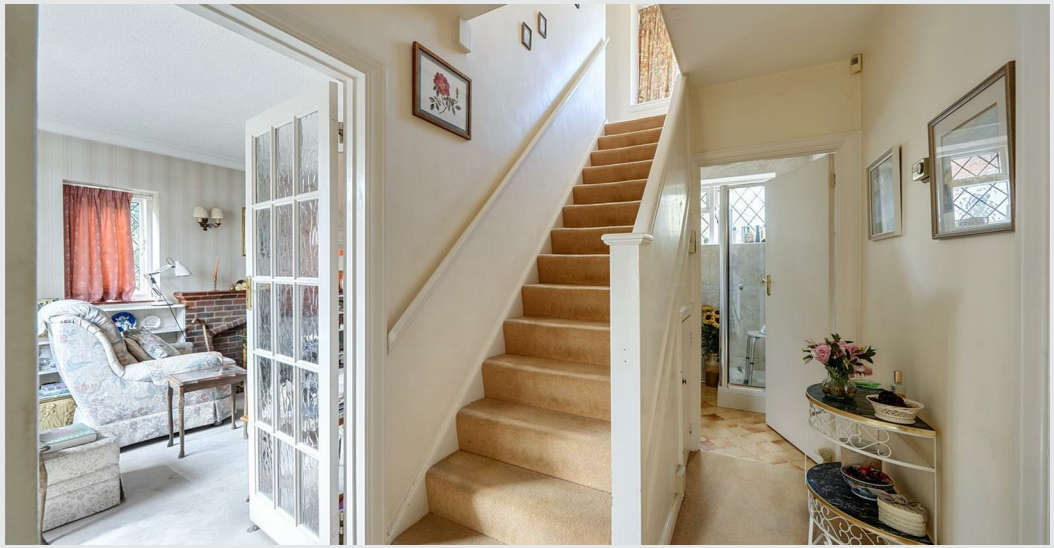
Ridge House, Highfields

East Horsley, Surrey KT24 5AA

A unique opportunity in one of Horsley's favoured private roads. First time on the market in over 40 years, this character home sits on approx 0.37 acres and is just calling out for its next chapter. Potential to extend STPP to create a fabulous family home.



Ridge House, Highfields

East Horsley, Surrey

A wonderful character home situated on one of East Horsley's favoured private roads, offering an exciting opportunity for refurbishment and extension, subject to the necessary planning permissions, to create a superb family home.

The property is approached via a generous front garden, beautifully planted with established shrubs and mature trees. A private driveway provides ample parking and leads to the single garage.

An attractive oak front door opens into the welcoming entrance hall, which provides access to the principal living accommodation.

To the left is the impressive 17' lounge, featuring a front-facing bay window, character fireplace and glazed dividing doors leading through to the garden room. The garden room enjoys views over the rear garden and has a door opening directly onto the outside space.

To the right of the entrance hall is the dining room, again benefiting from a front-facing bay window. The adjoining kitchen is fitted with a range of floor and wall-mounted cupboards, hob, oven and dishwasher. A door from the kitchen leads to a useful inner corridor, with a further door providing access to the front of the property, as well as a study and a good-sized utility room with direct access to the rear garden.

Completing the ground floor accommodation is a shower room with WC and wash basin.

Stairs rise to a bright and airy landing with windows to both the front and rear aspects. The first floor offers three well-proportioned double bedrooms and a further comfortable single bedroom. The rear-facing bedrooms enjoy lovely outlooks over the substantial rear garden, while the principal bedroom also benefits from a large picture window overlooking the front garden.

All bedrooms feature generous built-in storage, with bedrooms one and two further enhanced by useful wash hand basins.

The family bathroom comprises a WC, bidet, wash basin and bath with shower over.

The setting and gardens are a particular highlight of this home. The front garden is attractively landscaped with mature feature trees and offers excellent potential for a future in-and-out driveway, subject to the necessary consents. To the rear, a large lawned garden is bordered by established hedging, trees and shrubs, providing a high degree of privacy.

A full-width patio adjoins the rear of the house, with steps leading down to the lawn. The far end of the garden has been left as a more natural, wilderness-style area over time, offering superb scope to be incorporated into the main garden to create a truly exceptional outdoor space for family living and entertaining.

With its generous plot, established gardens, character features and excellent potential for refurbishment and extension (STPP), this is an exciting opportunity to create a truly individual family home in a sought-after East Horsley location.

Approximate Area = 1549 sq ft / 143.9 sq m (excludes store)
Outbuilding = 154 sq ft / 14.3 sq m
Total = 1703 sq ft / 158.2 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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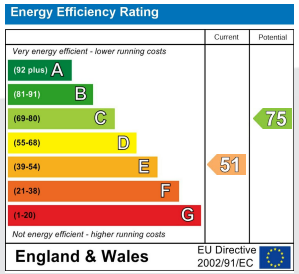
DIRECTIONS

From our Office in East Horsley proceed along the Ockham Road South towards the A246, taking the first turning on the left after Conisbee's Flint shop into Highfields. Continue up Highfields and Ridge House will be found half way along on the left hand side ///blocks.today.frame

Tenure: Freehold. Guildford Borough Council Band G



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