

# Green Dene, East Horsley, KT24

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The house is thought to have originally been a 16th Century barn and huge oak beams remain inside. It was extensively remodelled circa 1875 by the Lovelace estate.

Primarily surrounded by extensive woodland and beautiful Surrey countryside, the Green Dene location of the house offers a good balance between country living and convenience. A walk out of the house and up the bridle path takes you to the Surrey Hills and North Downs Way.

Situated within close proximity of East Horsley village and station (London Waterloo approximately 45 mins), it is also a short drive away from the A3 with quick links to the M25 and motorway network.

Tenure: Freehold

Local Authority: Guildford Borough Council

Council Tax Band : H

Grade II Listed





Further refurbishment and enhancing works have been carried out by our clients including a new roof on the main house to create a wonderful home in excess of 8,331 sq ft. The property has a great ambience throughout and offers a formal drawing room with a delightful outlook over the walled garden and an elegant dining room. Many period features throughout the house remain including areas of exposed beams and attractive cornicing as well as feature fireplaces.

Of particular note is the fabulous vaulted kitchen/breakfast room, a great hub for family life and this also has direct access to the walled garden. The ground floor also has a delightful sitting room as well as further family friendly zones such as the family room and study.

The first floor offers four bedrooms, three with suites, including a principal bedroom suite with a delightful picture window with views over the garden. The top floor offers two further bedrooms, two bathrooms and a study.



### The North Wing

This is a very flexible space which can be either independently accessed or accessed via the main house. It is ideal guest accommodation or for a granny or a nanny. The ground floor offers a reception room and kitchen, with the first floor offering two bedrooms and a bathroom.

This wing also houses the home office and gym. This is a useful space currently fitted out as a gym/studio space, however, can lend itself to a variety of uses such as a play room, cinema space or indeed as offices.

### The Garage/Barn

Provides extensive garaging for up to 4-6 cars and storage facilities. The owner advises us that the barn was used as a village gymnasium for men and housed a platform for village 'entertainments' between the Wars.

### The Gardens

The walled garden is a wonderful addition to the house affording privacy and a charming verdant setting.







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