



OCKHAM ROAD SOUTH

East Horsley, Surrey, KT24



FIVE BEDROOM DETACHED HOME FOR SALE IN EAST HORSLEY, KT24

Set in approximately 1.22 acres of beautifully landscaped, south-west facing gardens, this impressive character home offers over 4,500 sq ft of well-balanced accommodation, ideally located just 0.6 miles from Horsley station and village amenities.



Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

Approached via a gated, tree-lined driveway, the property has been in the same ownership for nearly 30 years and is impeccably presented throughout. The welcoming reception hall leads to a stunning open-plan kitchen/orangery and family space, overlooking the gardens and opening onto a generous terrace with hot tub. The kitchen is fully equipped with high-spec Miele appliances and complemented by a striking 2,200 bottle spiral wine cellar.

Further ground floor accommodation includes a formal dining room, elegant triple-aspect drawing room with fireplace, study and family/media room.

Upstairs, the principal suite features a Juliet balcony, dressing area and luxurious shower room, alongside four further double bedrooms and three additional bath/shower rooms.











DESCRIPTION

Outside, the grounds offer expansive lawns, a sun deck and excellent privacy. A detached four-car garage with annexe accommodation provides versatile additional space, while a separate paddock of around 0.5 acres offers further recreational potential.

The main village shops and East Horsley station are a short walk away, providing regular direct services to London Waterloo in under 50 minutes. For those travelling by car, the A3 and M25 are easily accessible, offering quick routes to Central London, Gatwick and Heathrow airports.

Families are well served by an excellent selection of both state and independent schools in the area, suitable for all ages. State schools of note include the Raleigh School and Howard of Effingham, and well-regarded independent schools include Glenesk, Cranmore, Royal Grammar School Guildford, St Teresa's, Manor House and Guildford High School.

East Horsley village provides a range of everyday conveniences including two post offices, a bakery, independent shops, cafes and restaurants. For a more extensive selection, Guildford is just a short drive away and offers everything from high street brands and supermarkets to fine dining and entertainment.





Approximate Gross Internal Area
 Main House 3,565 sq. ft / 331.20 sq. m
 Limited Use Area(s) 182 sq.ft / 16.90 sq. m
 Garage 757 sq. ft / 70.30 sq. m
 Total 4,504 sq. ft / 418.40 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.

Total = 418.40 sq m / 4,504 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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