

SHERE ROAD

West Horsley, Surrey, KT24 7



FOUR BEDROOM DETACHED HOME IN SURREY HILLS, AREA OF OUTSTANDING NATURAL BEAUTY

Situated on an exceptional elevated plot of just over an acre, Knob Wood is a beautifully presented family home enjoying a southerly aspect and far-reaching views across its grounds, private woodland and surrounding countryside



Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

Approached via a private five-bar gate and sweeping driveway providing extensive parking, the property offers nearly 3,000 sq ft of thoughtfully arranged accommodation. The house has been well maintained and enhanced, creating a welcoming blend of comfort, style and practicality.

The principal reception room is perfectly positioned to maximise the spectacular outlook, while additional living spaces include a cosy sitting room, study and well-appointed kitchen with adjoining utility room.

Upstairs, the impressive principal bedroom suite benefits from a generous roof terrace from which to enjoy the panoramic views, complemented by three further bedrooms and two bathrooms.











DESCRIPTION

Outside, the gardens provide an outstanding setting for family life and entertaining. A recently installed heated swimming pool and expansive sun terrace create an ideal space for al fresco dining and relaxation, surrounded by the tranquillity of the Surrey Hills.

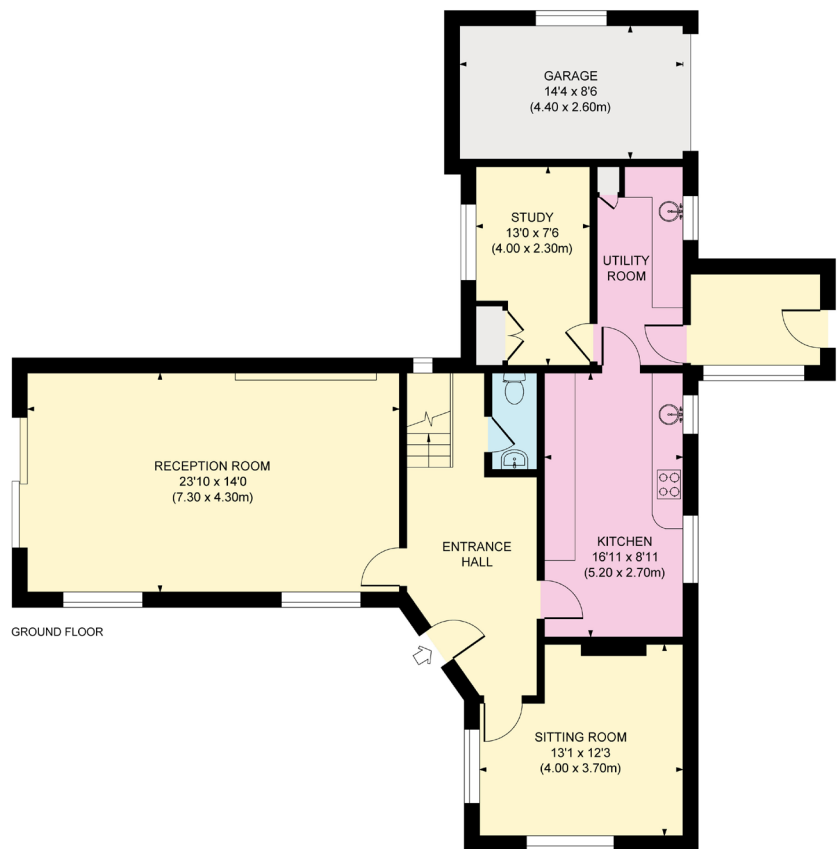
Further opportunities exist, subject to the necessary consents, for additional accommodation, plans of which are available, demonstrating the potential to create a substantial five-bedroom, three-bathroom family home. Footings have also been constructed for a two-bay barn-style garage.

The house is approached from Shere Road into a gravel driveway with parking for numerous cars. The house faces south with the land gently falling away and provides beautiful views over the grounds, pond and mature trees.





Approximate Gross Internal Area
Main House 2,864 sq. ft / 266.00 sq. m
Garage 121 sq. ft / 11.00 sq. m
Total 2,985 sq. ft / 277.00 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.

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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