



**Maple House, Longhurst Road,  
East Horsley, Surrey, KT24 6AF**

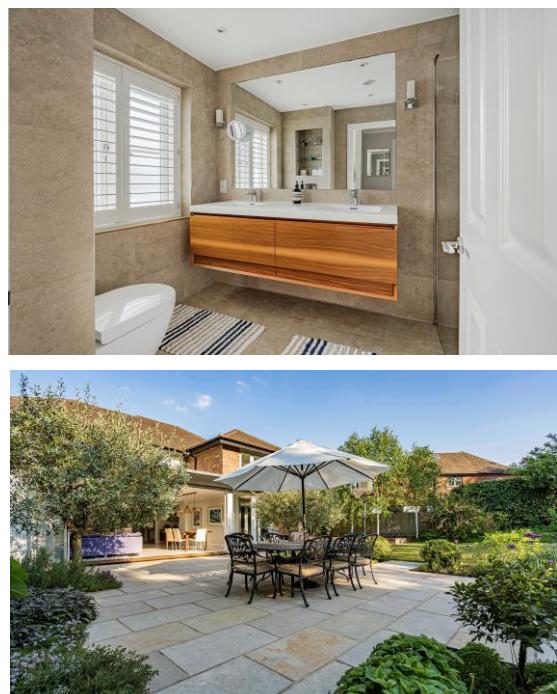
**£1,795,000 Freehold**

## Directions

From our offices in East Horsley take the Ockham Road South for about a mile. At the T-junction with the Guildford Road turn right towards Guildford. After about two hundred yards turn left into Longhurst Road and Maple House will be found towards the end on the right hand side.

## Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area  
Main House 2622 sq. ft / 243.60 sq. m  
Garage 311 sq. ft / 28.80 sq. m  
Outbuilding 28 sq. ft / 2.60 sq. m  
Total 2960 sq. ft / 275.00 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 the measurements and dimensions before making any decisions reliant upon them.



## Maple House, Longhurst Road, East Horsley, Surrey, KT24 6AF

A beautifully specified family home set in a peaceful cul-de-sac. Maple House backs directly onto the Sheepleas, an area of the Surrey Hills, offering immediate access to miles of stunning countryside walks.



**THE PROPERTY** This bright and spacious four-bedroom home was fully renovated in 2015 and is just a short stroll from a popular pub, a charming parade of shops, and historic West Horsley Place. On the ground floor, a wide entrance hall leads to an expansive open-plan kitchen, dining, and seating area. Bi-fold doors open onto a west facing terrace framed by mature olive trees, lavender, a fig tree, and herb beds, perfect for al fresco entertaining. Off the hallway is a welcoming lounge with a wood-burning stove, and bi-fold doors, as well as a second large reception room that can be used as a home office, family room, or fifth bedroom. A spacious WC and a separate storage area are also accessed from the entrance hall. The kitchen leads to a practical utility room with direct garden access, ideal for muddy boots and dogs, and includes a sink and ample storage. Beyond the utility room is a newly built garage featuring an electric door, loft storage with pull-down ladder, a window, and an electric car charging point. Upstairs, the principal bedroom enjoys far-reaching views over the Sheepleas, a generous walk-in wardrobe, and a luxurious en-suite with a large walk-in shower and handmade walnut double vanity. The second bedroom is bright and airy with built-in wardrobes and its own en-suite, complete with shower, bath, and basin. Bedrooms three and four also feature built-in wardrobes and are bathed in natural light. Wooden louvred shutters provide privacy and charm to all front-facing rooms and bedroom three. The extensive and high specification renovation included a new roof, windows, electrics, plumbing, flooring, bathrooms with electric underfloor heating, a new German designed kitchen with seating area including built-in speakers and utility with underfloor heating and a new purpose-built garage. The loft in the main house was insulated in 2024. The landscaped gardens are designed to bloom year-round with minimal upkeep. Longhurst Road is a private road with an active and welcoming community, walking distance to a bus stops and Cranmore School making it an ideal setting for family life in one of Surrey's most sought after locations. Council Tax Band G.

