



**Briars Hatch, Guildford Road,
East Horsley, Surrey, KT24 5RY**

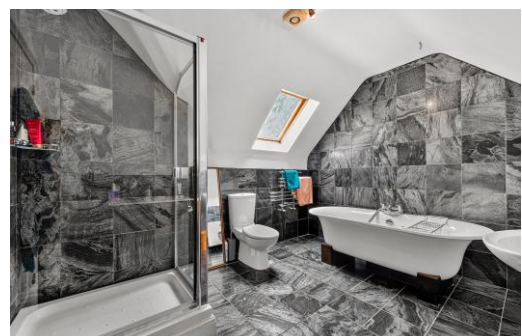
£1,795,000 Freehold

Directions

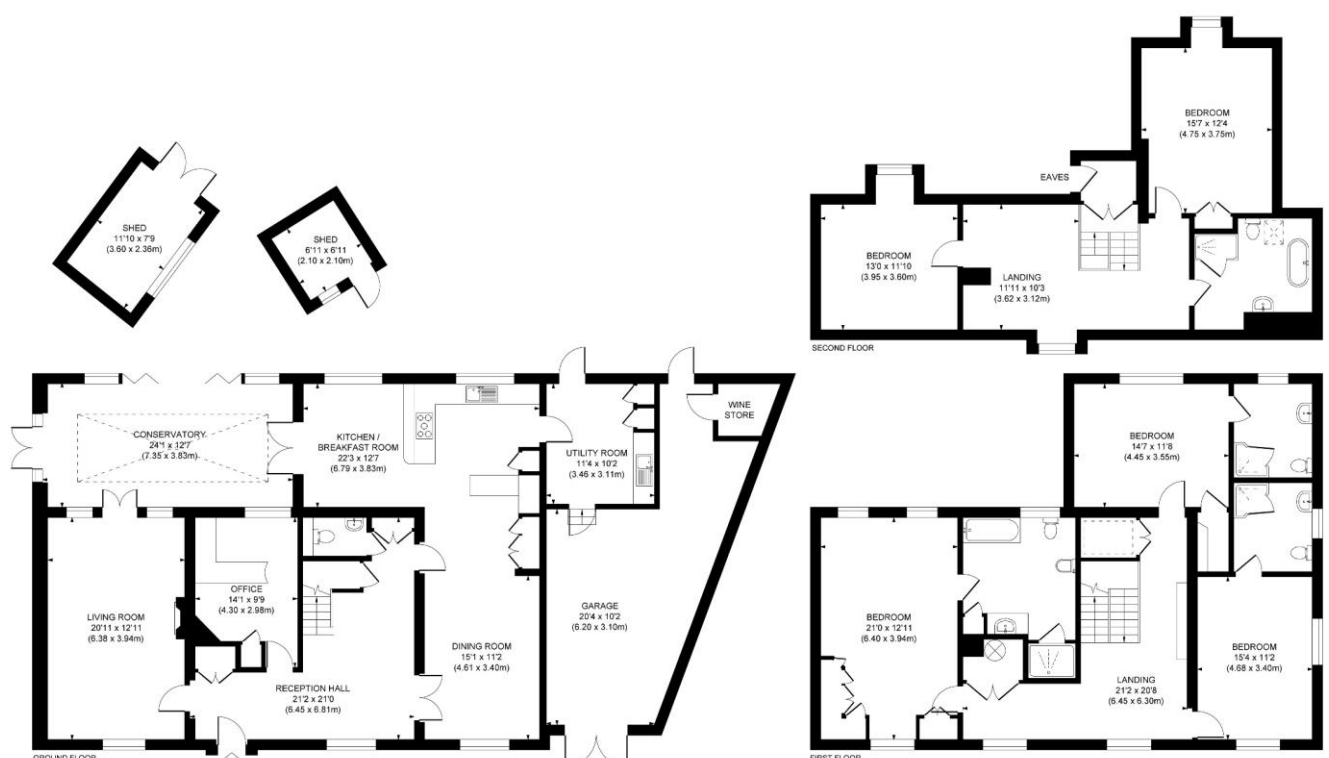
From our office in East Horsley turn left onto the Ockham Road South and carry on until you reach the T-junction at the A246. Turn left towards Leatherhead and Briars Hatch will be found opposite the turning on the right for Green Dene on the slip road and is the property at the end.

Local Authority

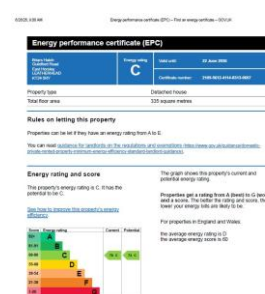
Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 3,725 sq. ft / 346.10 sq. m
Outbuilding 138 sq. ft / 12.91 sq. m
Garage 392 sq. ft / 36.50 sq. m
Total 4,255 sq. ft / 395.51 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.



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Within a five minute drive from East Horsley village and station and enjoying a semi-rural location with views, a five bedroom family home on the doorstep of the Surrey Hills (AONB).



THE PROPERTY An exceptional 5-bedroom, 4-bathroom substantial family home offering nearly 4,000 sqft of accommodation blending rural seclusion with village convenience. Nestled on a private 0.39-acre plot on the edge of the Surrey Hills (AONB), this impressive property sits well back from the road behind a sweeping circular driveway, an integral garage, and a double carport. A welcoming reception hall with herringbone oak flooring leads to a dedicated study, a comfortable lounge, and a spectacular L-shaped kitchen/dining/family room equipped with premium shaker oak cabinetry and a range cooker. An indoor-outdoor flow is created by the family hub which opens into a grand 300 sq. ft. conservatory/orangery, featuring full-width bi-fold doors that seamlessly connect the home to the gardens. A large utility room provides practical access to the garden, garage, and a dedicated wine store. The exceptional bedroom accommodation includes on the first floor three generous double en-suite bedrooms, including a bright, double-aspect principal suite with a travertine-tiled bathroom. The second floor offers two further double bedrooms with scenic rural views, a stylish family bathroom, and a versatile landing perfect for a secondary study or seating area. An entertainer's paradise is provided with the private, manicured rear garden which boasts an open rural aspect, a wide Indian sandstone entertaining patio, and a heated swimming pool complete with an efficient air source heat pump and pool house. This exceptional home is situated just a 5-minute drive from East Horsley village centre and mainline station yet offering a delightful semi-rural environment with countryside offering miles of rural walks almost on the doorstep. Council tax band G.

