



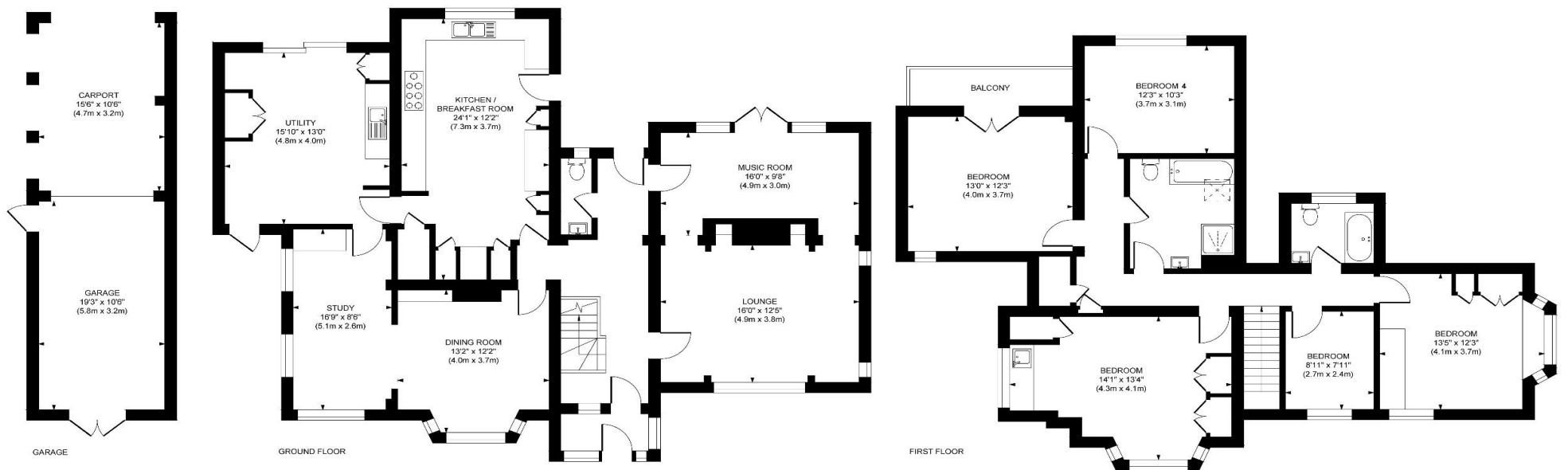
# HENSHAWS



Little Meads, Pennymead Drive,  
East Horsley, Surrey, KT24 5AH

£1,695,000 Freehold

**Approximate Gross Internal Area**  
Main House 2515 sq. ft / 233.66 sq. m  
Garage 199 sq. ft / 18.53 sq. m  
Car Port 161 sq. ft / 14.96 sq. m  
Total 2875 sq. ft / 267.15 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.

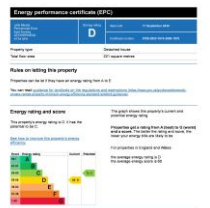
East Horsley Office  
2 Station Approach, East Horsley,  
Surrey, KT24 6QX  
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### Directions

From our office in East Horsley turn left onto the Ockham Road South passing the shops. After about ¼ mile turn left at Forest Road and immediately right through the gated entrance of Pennymead Drive. Little Meads is the fourth house on the left.



Local Authority  
Guildford  
Borough Council:  
01483 505050.



Ref: EH2569



[www.henshaws.net](http://www.henshaws.net)

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Little Meads, Pennymead Drive,  
East Horsley, Surrey, KT24 5AH**

A stunning five bedroom Chown family home situated in one of the most sought after private roads, within walking distance of the village and station.



**THE PROPERTY** Situated in one of East Horsley's most prestigious private roads, just a level walk from the village centre and station, this impressive five-bedroom Chown-built family home occupies a beautifully established plot of approximately 0.4 acres and is offered for sale with no onward chain. Originally constructed in the 1930s, this quintessential Horsley residence exudes timeless character, showcasing the distinctive hallmarks of renowned local builder Frank Chown. Features include oak-mullioned windows with double-glazed leaded lights, beamed ceilings, beautiful wooden floors, and distinctive brick fireplaces, all of which combine to create a warm and welcoming atmosphere befitting of a classic Horsley home. The property offers exceptional family accommodation, thoughtfully extended to provide a versatile layout that blends period charm with modern comfort. The ground floor includes a spacious formal lounge with a feature fireplace, a striking vaulted music room or additional sitting room overlooking the rear garden, an elegant dining room ideal for entertaining, and a large study perfectly suited to working from home. The generous kitchen/breakfast room with large larder, enjoys excellent natural light and adjoins an exceptionally spacious utility room which, if desired, could be incorporated into the kitchen to create a stunning open-plan kitchen, family, and dining space opening directly onto the garden. A cloakroom completes the ground floor. Upstairs, there are five well-proportioned bedrooms and two bathrooms, one of which offers access to a delightful private balcony overlooking the rear garden – a perfect spot to enjoy a peaceful morning coffee while taking in the view. Set beyond a sweeping in-and-out driveway, the property enjoys an impressive frontage with ample parking, as well as a detached garage complemented by a covered carport, to the rear providing both convenience and potential for alfresco dining. The rear garden is a true highlight of the home: beautifully landscaped and thoughtfully designed, with mature trees, shrubs, and fruit trees offering colour and privacy throughout the seasons. The wide terrace provides the perfect setting for outdoor entertaining, while a stone bridge crossing a small stream adds charm and character to the garden's layout. Pennymead Drive is widely regarded as one of the most sought-after private roads in East Horsley, perfectly positioned just half a mile from the village centre and station. The property is within a short walk of the local tennis and cricket clubs, with Horsley Towers – the former stately home of Lord Lovelace – and miles of open countryside also close by. This exceptional home combines classic Chown craftsmanship with generous accommodation and beautiful surroundings, making it a rare opportunity in an enviable location. VACANT POSSESSION. Council Tax Band G.

