



**Knob Wood, Shere Road,
West Horsley, Surrey, KT24 6ER**

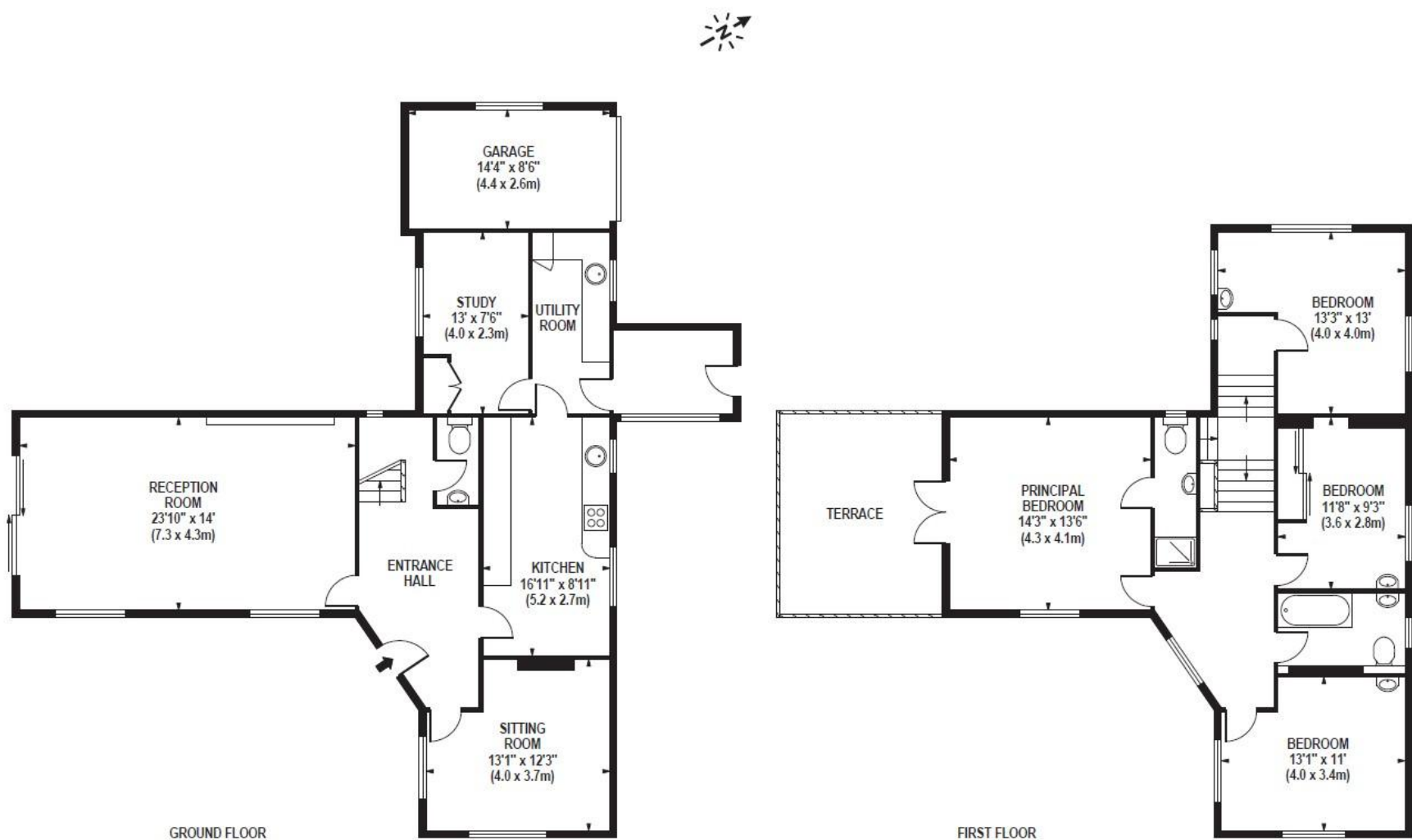
£2,000,000 Freehold

Directions

From our East Horsley offices take the Ockham Road South for about 1 mile and turn right onto the A246 towards Guildford. At the Bell & Colvill roundabout, a little over a mile away turn left into Shere Road. Proceed up Shere Road for about 1 ¼ miles and Knob Wood will be found on the right hand side just before the road winds down hill.

Local Authority

Guildford Borough Council:
01483 505050.



APPROX. GROSS INTERNAL FLOOR AREA 121 SQ FT / 11 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 2985 SQ FT / 277 SQ M (TOTAL)

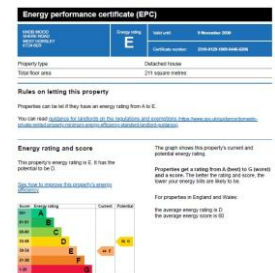
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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THE PROPERTY Nestled within a spectacular, elevated one-acre plot in the heart of the Surrey Hills, Knob Wood is a beautifully maintained family home offering nearly 3,000 sq. ft. of comfortable accommodation. Approached via a private five-bar gate and a sweeping driveway with parking for numerous vehicles, the property boasts a premier southerly aspect with breathtaking, panoramic views over its own grounds, private woodland, and the adjoining fields. The outdoor experience is elevated by a recently installed fabulous, heated swimming pool and an expansive terrace ideal for alfresco dining and sunbathing. Inside, the home features a luxurious principal bedroom suite with its own large roof terrace, three further bedrooms, and two bathrooms. The ground floor includes a spacious entrance hall, a grand lounge positioned to capture the stunning views, a cozy sitting room/snug, a dedicated study, a well-appointed kitchen, a large utility room, a generous rear lobby, and an attached garage ripe for conversion into additional living space (STPP). Additionally the footings have been built for a two car barn style garage and the property offers further potential to extend the already spacious accommodation STPP (plans are available to view showing how the property can be extended to provide 5 bedroom, 3 bathroom accommodation). Perfectly balancing rural seclusion with exceptional convenience, the property sits on the doorstep of miles of protected countryside walks, including the renowned Sheepleas, yet is just a short drive from West Horsley's local shop and East Horsley's two excellent shopping parades and mainline station (serving London Waterloo and Guildford), while also offering easy access to prestigious local schooling including Glensk, Cranmore, St Teresa's, Manor House School, Ripley Court, Guildford High, and Guildford Grammar School. Council Tax Band G.

