



HENSHAWS



Mayridge, Forest Road,

East Horsley, Surrey, KT24 5DT

£1,250,000 Freehold

#### Directions

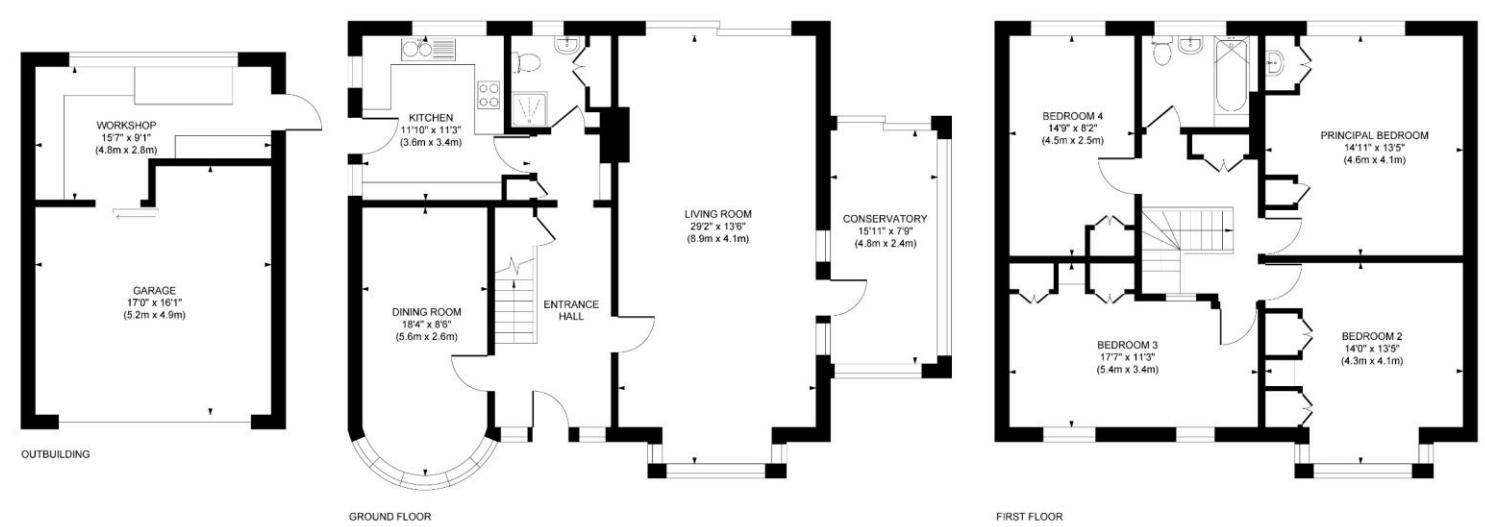
From our offices in East Horsley take the Ockham Road South for about a  $\frac{1}{4}$  mile and turn left into Forest Road. Continue up the Forest Road and Mayridge will be found on the right hand side just after Norrels Drive and before Nightingale Road.

Approximate Gross Internal Area  
Main House 1842 sq. ft / 171.12 sq. m  
Outbuildings 381 sq. ft / 35.43 sq. m  
Total 2223 sq. ft / 206.55 sq. m

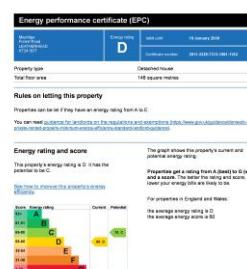


#### Local Authority

Guildford Borough Council: 01483 505050.



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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**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 enquiries 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.

**Mayridge, Forest Road, East Horsley,  
Surrey, KT24 5DT**

A detached four bedroom character home, occupying a large generous third acre plot, offering tremendous potential to extend subject to planning consent, and situated within easy reach of the village centre and Effingham Common.



**THE PROPERTY** Built originally in the early 1930s and now on the market for the first time in over 50 years, this distinctive and much-loved home sits beautifully within a generous plot of approximately one-third of an acre. Approached via an elegant in-and-out driveway, the property combines timeless period character with wonderful scope for modern enhancement. The sense of space is immediately apparent upon entering the welcoming entrance hall, which leads to a large through drawing room and an adjoining bright, versatile conservatory/sunroom. In addition, the ground floor offers a well-proportioned dining room, kitchen, and a useful cloakroom/shower room — all contributing to the home's practical and flexible layout. Upstairs, there are four excellent double bedrooms, each with built-in wardrobes, together with a family bathroom. Many original features have been lovingly preserved, offering a wonderful opportunity to sympathetically update the property to contemporary tastes. Outside, the home benefits from a large double garage with adjoining workshop, and mature gardens that have been carefully maintained over many years. The plot enjoys a frontage to Forest Road of about 100 ft (30+ metres) and a return frontage to Nightingale Road of about 160 ft (48+ metres), with we believe approved access rights from Nightingale Road. Ideally situated within walking distance of East Horsley village and station, providing excellent connections to London and Guildford. The open spaces of Effingham Common are just a few hundred metres away, offering the perfect balance between countryside living and village convenience. Superbly positioned within walking distance of East Horsley village and station, and close to the open countryside of Effingham Common, this is a rare opportunity to acquire a property of genuine character and potential in a sought-after Surrey location. Council Tax Band G.

