



GREEN DENE

East Horsley, Surrey, KT24



A SIX-EIGHT BEDROOM DETACHED HOME IN EAST HORLSEY, KT24.

A Grade II listed family home that offers superb flexible accommodation on the edge of the Surrey Hills. The house is thought to have originally been a 16th Century barn and huge oak beams remain inside.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold

Grade II Listed



DESCRIPTION

This home was extensively remodelled circa 1875 by the Lovelace estate. Further refurbishment and enhancing works have been carried out by our clients including a new roof on the main house, kitchen and North Wing to create a wonderful home in excess of 8,331 sq ft. The property has a great ambience throughout and offers a formal drawing room with a delightful outlook over the walled garden and an elegant dining room. Many period features throughout the house remain including areas of exposed beams and attractive cornicing as well as feature fireplaces. Of particular note is the fabulous vaulted kitchen/breakfast room, a great hub for family life and this also has direct access to the walled garden. The ground floor also has a delightful sitting room as well as further family friendly zones such as the family room and study.

The first floor offers four bedrooms, three with suites, including a principal bedroom suite with a delightful picture window with views over the garden. The top floor offers two further bedrooms, two bathrooms and a study.











DESCRIPTION

The North Wing/Annexe

This is a very flexible space which can be either independently accessed or accessed via the main house. It is ideal guest accommodation or for a granny or a nanny. The ground floor offers a reception room and kitchen, with the first floor offering two bedrooms and a bathroom.

This wing also houses the home office and gym. This is a useful space currently fitted out as a gym/studio space, however, can lend itself to a variety of uses such as a play room, cinema space or indeed as offices.

The Garage/Barn

Provides extensive garaging for up to 4-6 cars and storage facilities. The owner advises us that the barn was used as a village gymnasium for men and housed a platform for village 'entertainments' between the Wars.

The Gardens

The walled garden is a wonderful addition to the house affording privacy and a charming verdant setting.







Total = 880.1 sq m / 9,473 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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