



**Downside, Cobham Way,
East Horsley, Surrey, KT24 5BH**

£1,695,000 Freehold

Directions

From our office in East Horsley turn immediately left into the Cobham Way. After about 200 metres bear left and after another 100 metres left again by the green. Downside will be found across the green facing you.

Local Authority

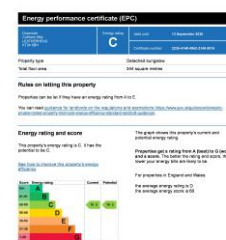
Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 3,363 sq. ft / 312.44 sq. m
Garage 375 sq. ft / 34.84 sq. m
Total 3,738 sq. ft / 347.28 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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Overlooking a private green in a much sought after private road close to the village centre, we are delighted to offer this exceptionally spacious five bedroom, five bathroom family home with accommodation in excess of 3,000 sq ft occupying a plot approaching 1/2 acre.



THE PROPERTY Positioned on Cobham Way, a highly sought-after private road, "Downside" is an exceptionally light and spacious 5-bedroom, 5-bathroom family home, offering approximately 3775 sq ft of flexible accommodation. This property is ideally situated for easy access to the village centre, with its array of shops and cafes, and the mainline station. The spacious reception hall with turning staircase illuminated by an upstairs gallery provides a welcoming entrance to this light family home. Double doors open into the impressive L-shaped kitchen/dining/family room, a true highlight of the home. This triple-aspect space is bathed in natural light, with two sets of glass doors providing seamless access to the side and rear gardens. The kitchen is generously appointed with shaker-style units and offers ample space for both cooking and entertaining and is open to a large dining family room. Two further exceptionally spacious reception rooms including a fine triple aspect drawing room provide ample and flexible living accommodation. A utility room and ground floor shower room/cloakroom complete the ground floor. Upstairs, the accommodation continues to impress with five well-proportioned bedrooms, three benefiting from their own en-suite bathroom/shower rooms, in addition to a family bathroom ensuring comfort and privacy. The generous layout and thoughtful design create an inviting atmosphere throughout. Externally, the property sits on a substantial 0.4-acre plot, featuring a large garden perfect for outdoor enjoyment and entertaining. A double detached garage and a spacious driveway provide ample parking. The location enjoys a delightful aspect overlooking a quiet green and offers the perfect balance of peaceful residential living with the convenience of village amenities and excellent transport links close at hand. This substantial property presents an outstanding opportunity for those seeking a spacious and well-located family home. Council Tax Band G

