



Wyngate, Forest Road,
East Horsley, Surrey, KT24 5BX

£1,450,000 Freehold

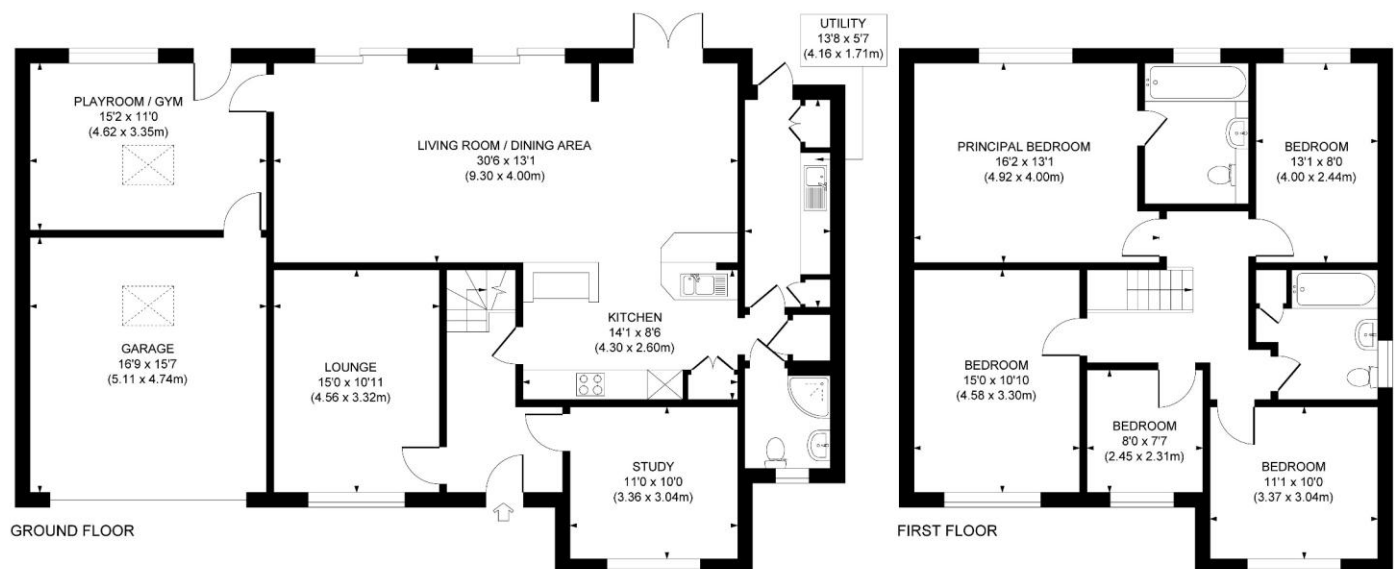
Directions

From our offices in East Horsley turn left onto the Ockham Road South and then take the first turning into Forest Road. Continue along the Forest Road and Wyngate will be found on the left hand side just past the Parkside Close turning.

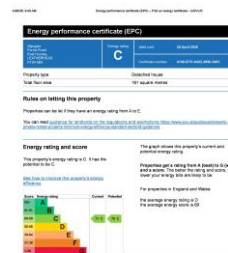
Local Authority

Guildford Borough Council: 01483 505050

Approximate Gross Internal Area
Main House 2,144 sq. ft / 199.21 sq. m
Garage 261 sq. ft / 24.22 sq. m
Total 2,405 sq. ft / 223.43 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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Surrey, KT24 5BX**

Within a short walk of East Horsley village and station, a well-presented five bedroom, three bathroom family home with a west facing rear garden.



THE PROPERTY A well-presented 5 bedroom, 3 bath/shower room family home, ideally positioned just a 12-minute walk from East Horsley station and local shops. Built in 1938 and lovingly maintained by only three owners, this charming property, which is on the market for the first time in 24 years, blends character with versatile living space in a highly convenient setting. A pitched-roof porch welcomes you into the inviting hallway, complete with elegant engineered oak flooring. To the left, the lounge features an inset fireplace, perfect for a real fire, while to the right a generous study provides an ideal space for home working. The heart of the home is the impressive open plan kitchen/dining/family room. The kitchen is thoughtfully designed with a stylish range of light grey cabinetry, granite worktops, an integrated double oven and grill, a 4-ring gas hob, dishwasher, and space for a separate fridge and freezer. A peninsular unit incorporates a practical wine rack. A wide archway leads to the dining area, which comfortably accommodates a large table and benefits from double doors opening onto the rear patio and garden. The adjoining family area is flooded with natural light from a pair of picture windows and matching sliding doors, offering uninterrupted views of the beautifully maintained garden. A further reception room, situated behind the double garage, is currently used as a gym but could easily serve as a playroom, additional office, or snug. The utility room provides ample storage, space for laundry appliances and separate exit to the garden. Opposite, a contemporary cloakroom features a walk-in shower, while a conveniently located coats cupboard sits between the two. Upstairs, the principal bedroom enjoys the luxury of an en-suite bathroom. Three further double bedrooms and a single bedroom are served by the family bathroom, which includes a shower over the bath. Bedrooms one to four offer excellent proportions with scope for fitted wardrobes if desired. The property is fully double glazed, with attractive leaded light windows enhancing the characterful front elevation. Set well back from the road, the house is approached via a generous gravel driveway providing parking for multiple vehicles, an EV charger all screened from the road by mature hedging. The west-facing rear garden is a particular highlight, enjoying sunshine throughout the afternoon and all evening. A full-width Indian sandstone patio creates an ideal space for outdoor dining and entertaining, while the expansive lawn is bordered by well-tended flower and shrub beds. Features include a palm tree, a charming pond, two apple trees and a gravel pathway to one side. High hedging ensures a peaceful and secluded setting. To the rear, there are several raised vegetable beds, a greenhouse, and a good-sized shed, perfect for keen gardeners or those seeking a more sustainable lifestyle. Council Tax Band G.

