



Amathus, Heathway, East Horsley, Surrey, KT24 5ET

£1,695,000 Freehold

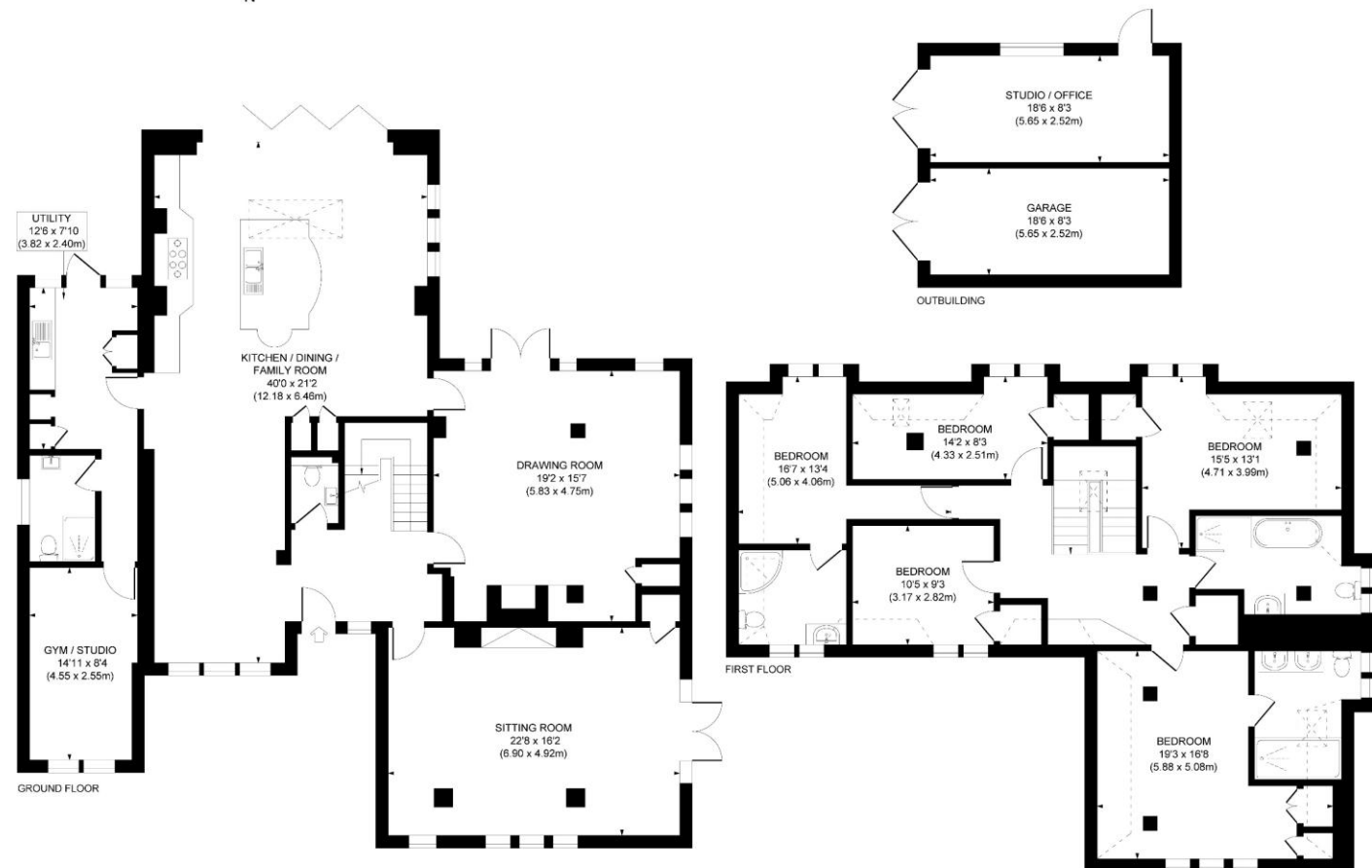
Directions From our office in East Horsley turn left into Ockham Road South up towards the A246 for approximately 1/3 mile then turn left into Forest Road. Continue up Forest Road for about 3/4 mile and turn right into Heathway. After about 200m continue around to the right with Effingham Common on your left and at the top bear right again and Amathus will be found almost immediately on the right hand side.

Local Authority

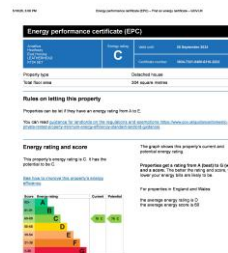
Guildford Borough Council: 01483 505050

Approximate Gross Internal Area

Main House 3,179 sq. ft / 295.30 sq. m
Outbuilding 316 sq. ft / 29.32 sq. m
Total 3,495 sq. ft / 324.62 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.



**Amathus, Heathway, East Horsley,
Surrey, KT24 5ET**

Situated in a quiet private cul-de-sac we are delighted to offer a spacious five bedroom family home, immaculately appointed throughout with south-west backing gardens.



THE PROPERTY

Nestled along one of East Horsley's most desirable private roads, this exceptional five bedroom, four-bathroom family home combines timeless architectural character with beautifully appointed modern living. Designed originally by Potton Homes, the property exudes warmth and individuality, with exposed beams, generous proportions, and an inviting ambience throughout. From the moment you step inside, the property reveals a harmonious blend of charm and contemporary refinement. The fine drawing room, centred around its impressive inglenook style fireplace, offers a superb setting for relaxed evenings or formal entertaining. Additional reception rooms provide flexibility for family life, hobbies, or quiet retreat. At the heart of the home lies the spectacular open plan kitchen and family room—a beautifully designed space where natural light pours through expansive bi-fold doors, opening seamlessly onto the south-west facing rear garden. This is a home designed for both everyday living and memorable gatherings. The master suite is a sanctuary of calm, featuring a generous bedroom, dressing area, and a beautifully finished en suite. A further guest suite offers comfort and privacy, while additional bedrooms are well proportioned and thoughtfully arranged for family or visitors. Set just a stone's throw from Effingham Common, the property enjoys a tranquil, leafy setting while remaining superbly connected. Horsley and Effingham Junction stations are within easy reach, offering convenient links to London and the surrounding area. COUNCIL TAX BAND G.

