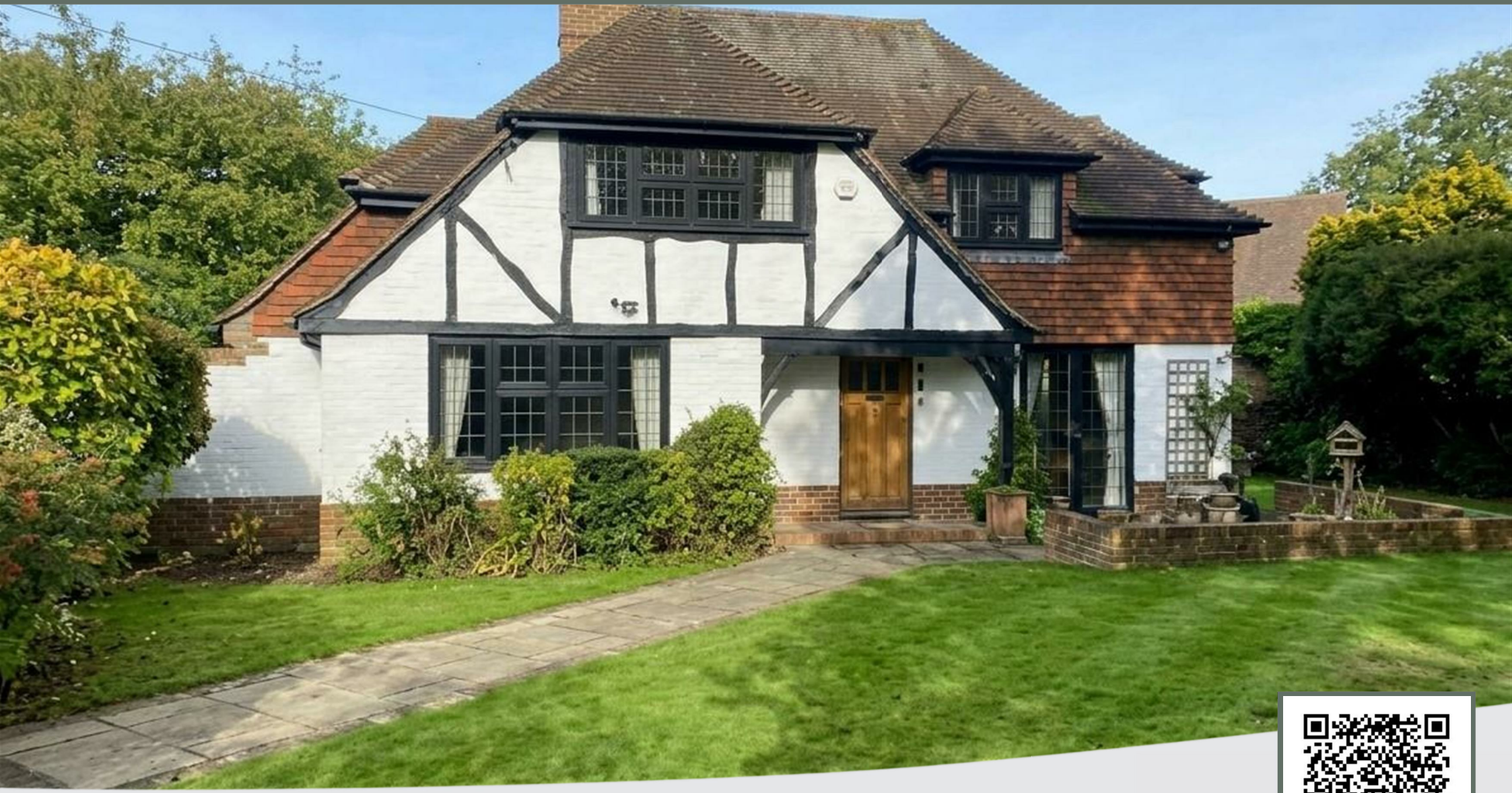
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Oak Tree Cottage, Glendene Avenue

East Horsley, Surrey KT24 5AY



A charming character home nestled in this premier Private Road location at the very heart of the Village. Carefully improved by the current owner to provide delightfully light and spacious accommodation with an ambiance true to its 1930's origins, in our opinion the property is ideally suited to the both the downsizer and professional family alike.









Oak Tree Cottage, Glendene Avenue

East Horsley, Surrey

Set beyond a gated driveway in a delightfully 'tucked away' location in one of the Village's most highly regarded central Private Roads is this real gem.

Once across the threshold the reception hall gives access to all the accommodation. The charming double aspect Lounge has a focal point fireplace with log burning stove, before widening to a delightful snug/study area where a pair of doors lead to an enclosed courtyard seating area, ideal for evening drinks or entertaining. The open plan kitchen/dining room has been refurbished with all the usual appliances included to provide a real "hub of the home", ideal for the cook and their assistant, or simply to relax within its light and airy spaces which include a pair of doors leading to the South facing sun terrace and gardens.

Accessed again via the hallway is the utility room and a door to the Boot Room, providing a useful area for day to day access to the garden, with the ground floor spaces completed with a guest wc accessed off the reception hall.

The turning staircase benefits from fabulous light from the rear aspect window, and gives access to first floor landing where the 3 double bedrooms are to be found. The main bedroom has a full en-suite bathroom and built-in wardrobes, with the remaining bedrooms sharing the generous sized family bathroom, currently fitted out as a large shower room and perfectly large enough to accommodate a bath if so desired.

Outside, the gated gravel driveway provides ample visitor parking in front of the detached double garage, and a stone pathway leads to the front door. The property sits within a 0.23 Acre plot, with the house situated more than halfway into the plot to take full advantage of the South aspect gardens which are fabulously private with mature screening on all sides, enabling one to seek out full sun or dappled shade at any time of the day. The private West facing courtyard offers scope for the house to be enlarged, subject to the usual consents, should the next owner require a larger home during their chapters of ownership.

In all, for the purchaser who seeks a top quality character home in a premier location just a stone's throw from all the Village amenities, this is one not to miss.

Road Service Charge: £200 pa. Viewings strictly by appointment.









Approximate Area = 1662 sq ft / 154.4 sq m
Garage = 265 sq ft / 24.6 sq m
Total = 1927 sq ft / 179 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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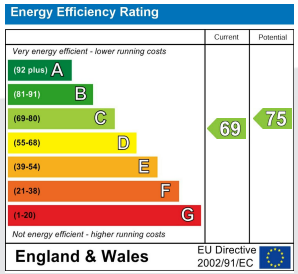





DIRECTIONS

From our offices in East Horsley, proceed to the southern end of The Parade, where Glendene Avenue can be found on the opposite side of the Ockham Road South. Continue up Glendene Avenue where the driveway to Oak Tree Cottage will be found fourth on the left hand side. What3words///demand.elaborate.lush

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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