



**Beeches, Manor Close,  
East Horsley Surrey, KT24 6SA**

**£1,895,000 Freehold**

### Directions

From our offices take the Ockham Road South for about ¼ mile and turn right into Manor Close. Take the first turning on left and Beeches will be found on the right hand side.

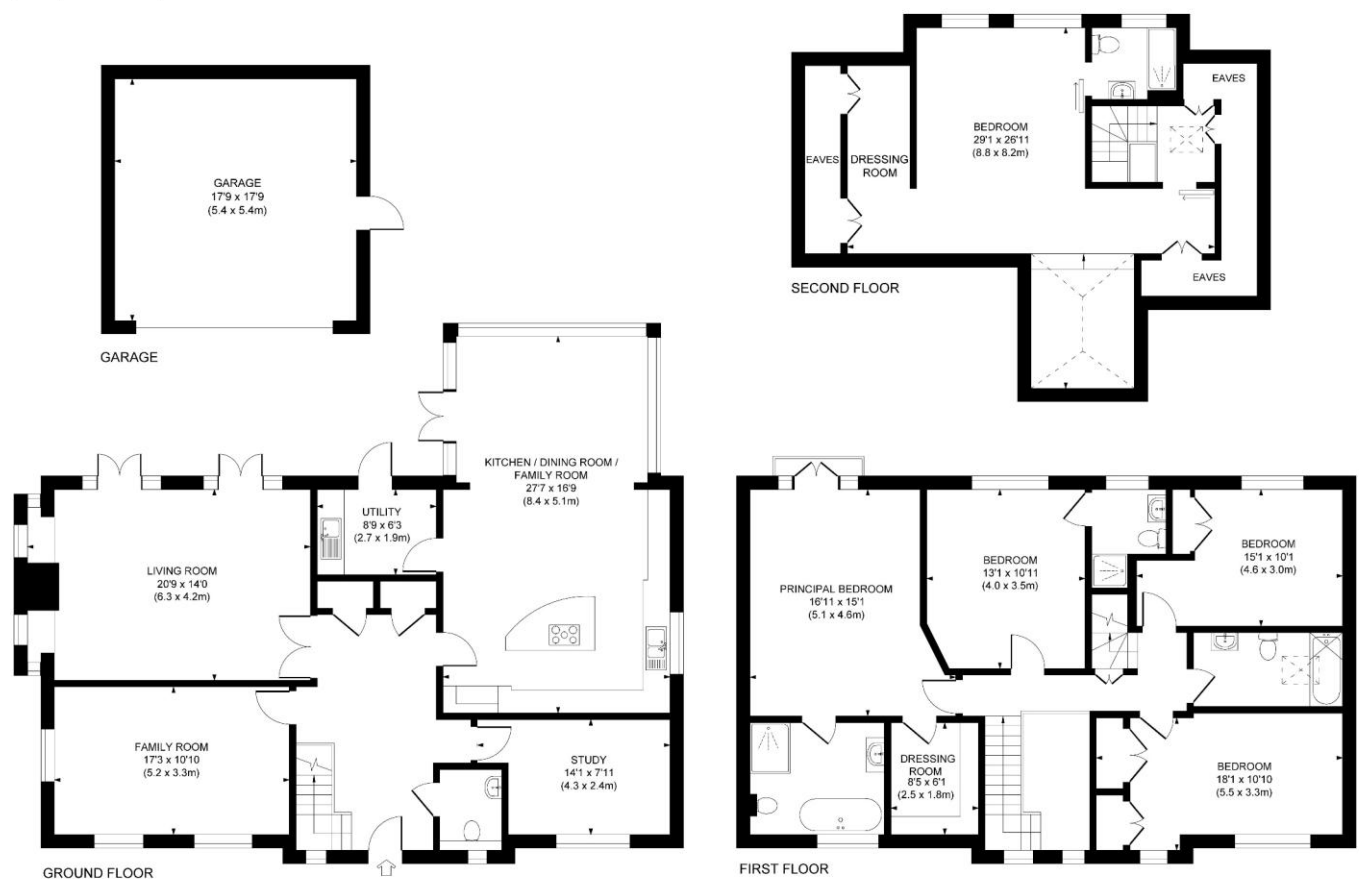
### Local Authority

Guildford Borough Council: 01483 505050.

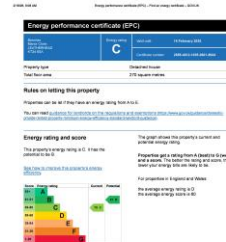


### Approximate Gross Internal Area

Ground Floor 1,338 sq. ft / 124.28 sq. m  
First Floor 1,115 sq. ft / 103.57 sq. m  
Second Floor 490 sq. ft / 45.55 sq. m  
Garage 314 sq. ft / 29.16 sq. m  
Total 3,257 sq. ft / 303.56 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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A high-quality five double bedroom, four bath/shower room character home built in 2006, set in a quiet private cul-de-sac backing onto protected countryside.



**THE PROPERTY** A substantial five double bedroom, four bath/shower room character home, built to an exceptional standard in 2006, quietly positioned within a private cul-de-sac and backing onto protected countryside owned by West Horsley Place. An impressive covered porch leads through an oak front door into a spacious galleried reception hall, providing access to three reception rooms and the stunning kitchen/dining/family room. This light-filled space is glazed to three sides with oversized windows and double doors opening onto the patio. The well-appointed kitchen features glossed oak and glazed cabinetry, granite worktops, four Miele ovens, an integrated dishwasher, space for an American-style fridge/freezer, and a central island with a five-ring gas hob and contemporary extractor. The dining area comfortably accommodates a large table, with a relaxed family area positioned to the rear. A separate utility room offers additional storage, a wine fridge, space for laundry appliances, and convenient rear access. The superb dual-aspect sitting room is centered around a sandstone fireplace with inset wood-burning stove, flanked by twin bay window seating, with two sets of double doors opening onto the patio. A dual-aspect family room, study, and cloakroom complete the ground floor. Upstairs, the galleried landing is naturally lit and leads to the impressive principal bedroom suite, featuring double doors to a Juliet balcony with countryside views, a walk-in wardrobe, and a contemporary ensuite with floor-standing bath and walk-in shower. The second bedroom suite is another generous double with modern ensuite shower room. Bedrooms three and four benefit from fitted wardrobes situated either side of the luxury family bathroom with shower over bath. The second floor hosts the third bedroom suite, a wonderful quirky space with a play area within the eaves including a feature round window, a full-height double bedroom, a stylish ensuite, and far-reaching rural views. Both the second and third floors benefit from integrated air conditioning, ideal for sleep when the mercury rises. Outside, a gravel driveway provides parking for multiple vehicles and access to a detached, pitched-roof double garage. The rear garden and patio enjoy a westerly aspect and wrap around two sides of the house, ideal for enjoying the sun throughout the day, while mature hedging creates a wonderfully private and secluded setting. Council Tax Band E.

