

Green Dene, East Horsley **KT24**



Surrounded by the beautiful Surrey countryside.

A stunning family home which has been refurbished and extended within the past year.

Accommodation consists of a large open-plan kitchen/ breakfast/family room with a large island, whilst the dining and family areas have double doors out to the huge terrace and west backing garden. The principal drawing room is nearly 600 sq ft with a vaulted ceiling, and the ground floor also includes a TV room, study, utility and integral garage.

Upstairs, the first floor includes a principal bedroom suite with a dressing room and two additional bedroom suites. The top floor also includes two bedroom suites.



Tenure: Freehold

Local authority: Guildford Borough Council

Council tax band: F





The plot extends to about 0.392 acres with a predominantly westerly aspect, and set to the rear of the garden is a large garden room ideal for alfresco entertaining. The property is approached via electric gates to a large driveway with ample parking and access to the integral garage.

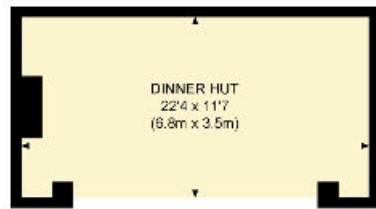
Primarily surrounded by extensive woodland, the Green Dene location provides easy access to the Surrey Hills and is situated within close proximity of East Horsley village and station (London Waterloo approximately 45 mins). It is also a short drive away from the A3 with quick links to the M25 and motorway network.

There is a very good choice of private and state schools within the area, such as Howard of Effingham, The Raleigh, Cranmore and St Teresa's.

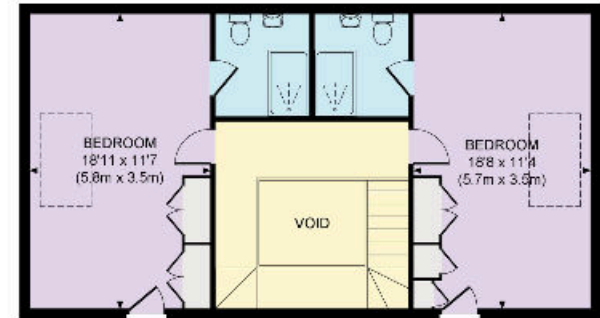








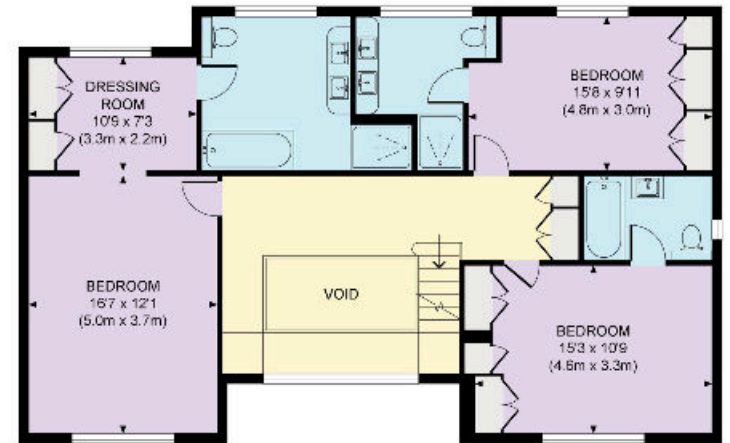
Approximate Gross Internal Area
4061 sq ft / 377.3 sq m
Approximate Gross Internal Area Outbuildings
257 sq ft / 23.9 sq m
Total Gross Internal Area 4318 sq ft / 401.2 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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 any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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