



Woodland Drive, East Horsley, **KT24**





An exceptional opportunity to acquire this plot of land to build a substantial family home located in East Horsley's premier private road.

The plot is just under a quarter of an acre and is in the exclusive Woodland Drive Estate. The plot is perfect for someone looking to build their dream home or a developer looking to build a bespoke, one-off house. Planning reference 23/P/00113 through Guildford Borough. Full planning permission was granted in July 2023 to build a 3500 square foot traditional Surrey vernacular style house with five bedrooms and five bathrooms. Permitted development rights remain in place for future use.

Location

The site is called Maple Tree and is located within the Woodland Drive Estate, at the northern of a private drive between Trequites and Woodhaven. The private drive serves two other detached houses. The plot is just under a quarter of an acre in size and is surrounded by greenery and mature trees. East Horsley is a pretty village just off the A246, which connects Leatherhead and Guildford on the edge of the Surrey Hills.



 5  5  3  EPC
N/A

Tenure Freehold **Local Authority** Guildford Borough Council **Council Tax** N/A

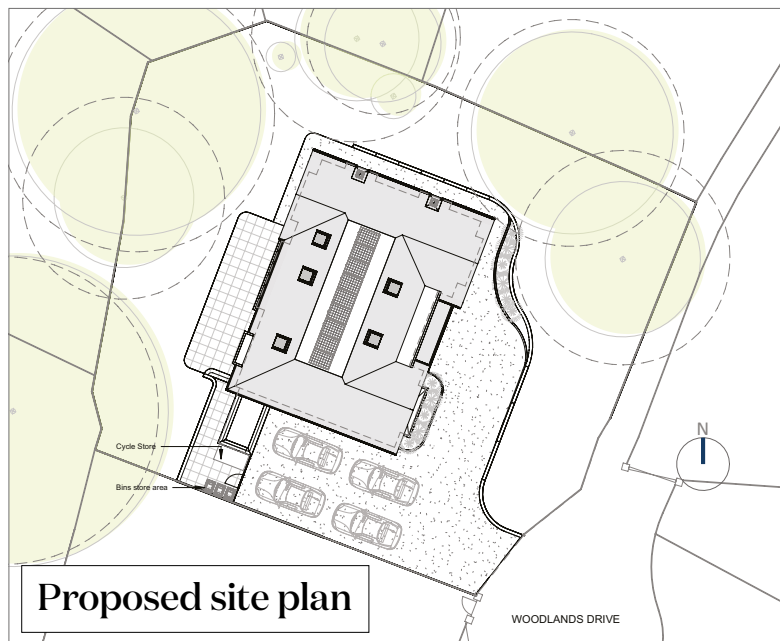
There are two parades of shops, the main parade offering a range of shops, coffee shops, and Horsley station. The station provides direct trains to Waterloo. Horsley is steeped in history and is home to West Horsley Place and Horsley Towers. The first Earl of Lovelace made Horsley his home, and there are a number of distinctive, flint, Lovelace-style properties in the area.

The Surrey Hills are an area of outstanding natural beauty and offer excellent walking and cycling routes through Boxhill and other beautiful villages such as Shere and Abinger Common. Shere is home to Silent Pool, a local distillery adjacent to a spring-fed lake on the edge of the hills.

The Horsleys are central to several excellent private and state schools, including St Theresa's, The Howard of Effingham, Cranmore and The Raleigh School.

Distances

Horsley Station 0.7 miles, Cobham 4.5 miles, Guildford 7 miles,
Central London 24 miles, A3 3.5 miles, M25 (J10) 5.5 miles
(All distances are approximate)

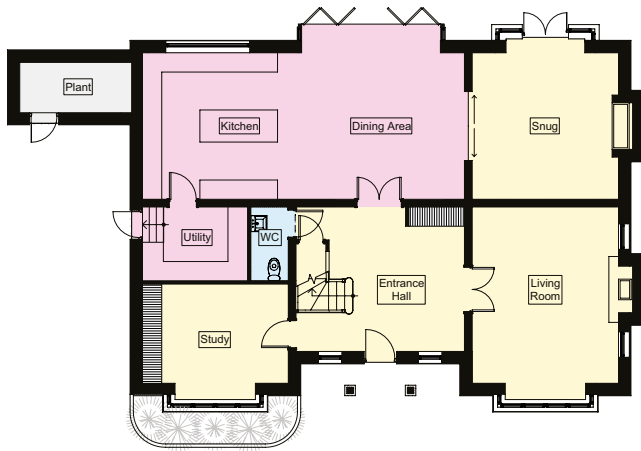


Proposed floor plan

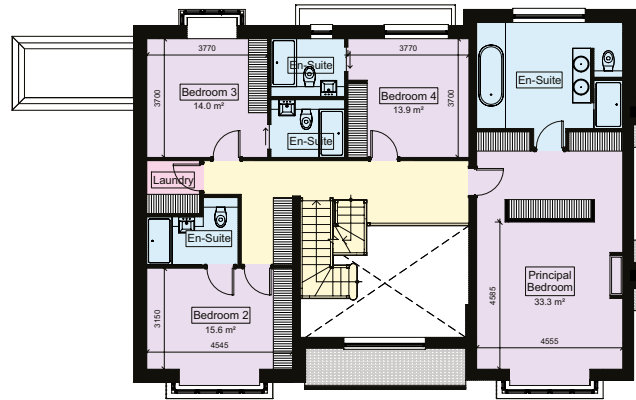
Approximate Gross Internal Floor Area
3,500 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

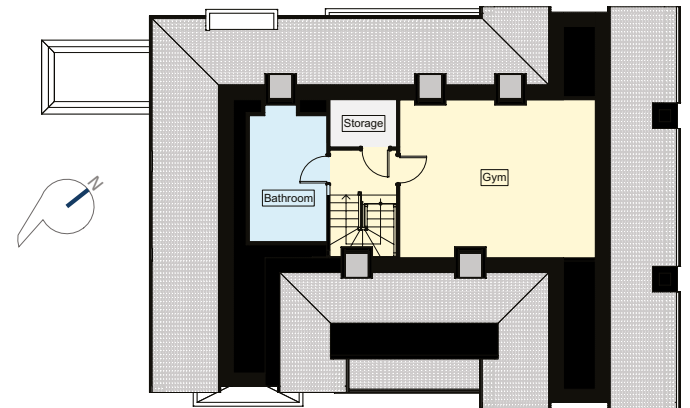
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

Knight Frank Cobham
50 High Street
Cobham, Surrey
KT11 3EF
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We would be delighted to tell you more

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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 November 2024. Photographs and videos dated November 2024.

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