



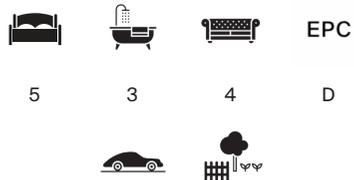
FALCONWOOD

East Horsley, Surrey, KT24



A DETACHED FIVE BEDROOM HOME FOR SALE IN EAST HORSLEY

Built approximately 20 years ago by Beckbridge, this attractive part-flint fronted family home offers around 2,700 sq ft of well-designed accommodation arranged over two floors, positioned at the end of a private and sought-after development.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Approached via Forest Road, Falconwood sweeps left where Falcons Nest sits quietly at the end on the right-hand side. A large gravel driveway provides parking for numerous vehicles and includes an EV car charging point.

The ground floor has been thoughtfully remodelled to create an impressive open-plan kitchen/dining/family room, extending across the rear of the house. This superb space is ideal for modern family living, featuring distinct areas for cooking, dining and relaxing, with bi-fold doors opening onto the garden and plenty of natural light throughout.

To the front of the property is a well-proportioned study, perfect for home working, and a separate TV room providing additional flexible living space. The dual-aspect living room includes a feature fireplace with a log burner and also opens directly on to the rear patio. A utility room, cloakroom and welcoming entrance hall complete the ground floor.











DESCRIPTION

Upstairs, the generous principal bedroom suite and guest bedroom suite provide excellent comfort and privacy. Three further bedrooms are served by the family bathroom, offering ideal accommodation for families or visiting guests.

The property sits centrally within its plot of just over 0.21 acres, with the rear garden enjoying a sunny south-westerly aspect.

Falconwood is ideally located for commuters, with both Horsley and Effingham Junction stations just over three-quarters of a mile away. Horsley village, along with excellent local schools, makes this a highly convenient and desirable place to live.

East Horsley parade has a range of shops and restaurants, with the added benefit of the station at its heart. Cobham is just under 4 miles away on one side, with Guildford just under 9 miles away. There are excellent private and state schools to choose from, including The Howard of Effingham, St Teresa's, The Raleigh and Glenesk, to name just a few.





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Approximate Gross Internal Area = 250.2 sq m / 2693 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273073)

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

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