



BEECHES

EAST HORSLEY • SURREY

BEECHES

MANOR CLOSE, EAST HORSLEY, SURREY KT24 6SA

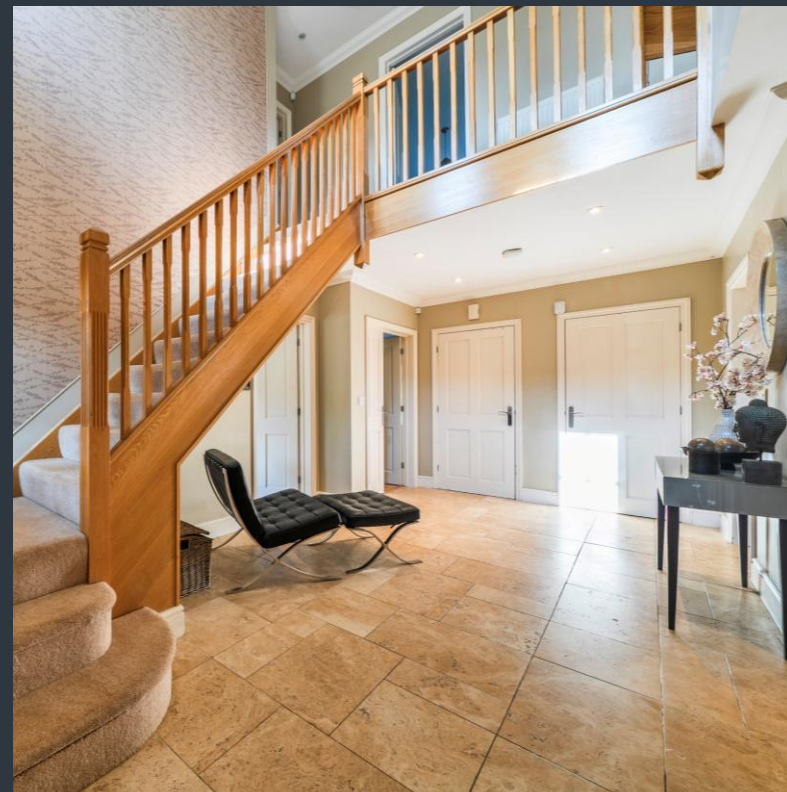
Beeches is an impressive and well-appointed family home, offering generous and versatile accommodation arranged over three floors, complemented by a large driveway, double garage and a private rear garden overlooking open countryside.

The property is approached via a substantial driveway providing ample parking for several vehicles, with a detached double garage adding further practical storage and parking. On entering, the impressive double-height entrance hall immediately creates a wonderful sense of space and light, with a striking gallery landing above. The entrance hall also benefits from a cloakroom/WC and underfloor heating, which continues through to the heart of the home — the exceptional kitchen.

Designed with both everyday family life and entertaining in mind, the kitchen is fitted with stylish cabinetry, granite worktops and a good selection of top-of-the-range appliances. There is excellent space for a large family dining table, together with a comfortable seating area, creating a sociable and welcoming space in which to cook, dine and relax. A separate utility room is conveniently positioned directly off the kitchen. To the front of the property are two further versatile reception rooms. The study provides an ideal dedicated workspace, while the family room features bespoke fitted carpentry, creating a practical yet characterful space for family life. The formal sitting room is both luxurious and beautifully proportioned, enjoying a double aspect that floods the room with natural light. French doors open directly onto the rear patio, creating a seamless connection between the elegant interior and the garden beyond.

Upstairs, the first floor provides four generous double bedrooms, all benefitting from air-conditioning. The impressive master suite enjoys a dressing room and a large ensuite bathroom, while a further bedroom also benefits from its own ensuite. The two remaining bedrooms are served by the well-appointed family bathroom. On the second floor, a further air-conditioned bedroom with its own private bathroom creates an exceptionally versatile space for guests, older children, or extended family.

Outside, the rear garden enjoys a wonderful sense of privacy and tranquillity, backing directly onto open farm fields and providing a superb setting for outdoor entertaining, family gatherings or simply enjoying the peaceful surroundings.



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ACCOMMODATION & SPECIFICATION

Detached Family House • Five Bedrooms with Air-Conditioning • Four Bathrooms • Sitting Room • Family Room • Study • Spacious Kitchen

Utility • Ground Floor WC • Double Garage • Driveway Parking • South Westerly Facing Gardens • Village Location Near Station





LOCATION

The property is situated in the charming village of East Horsley which has a traditional feel with restaurants and local shops being close at hand.

The village is surrounded by unspoilt countryside with a network of footpaths and bridleways which will take you up to the nearby Sheepheas area of the Surrey Hills - a designated area of outstanding natural beauty - and onwards into the North Downs.

Horsley station provides a regular commuter service into London Waterloo in approximately 45 minutes. The A3 is within easy reach and provides quick access to the M25 and on to both Heathrow and Gatwick airports.

There are several good schools locally in both the private and state sectors, including Cranmore school. The county town of Guildford is approximately 6.5 miles away providing extensive shopping, leisure, and entertainment facilities.

SERVICES & KEY INFORMATION

All Mains Services Supplied
Private Road Service Charge: £80 pa
EPC Rating C
Council Tax Band G

Manor Close, East Horsley, KT24

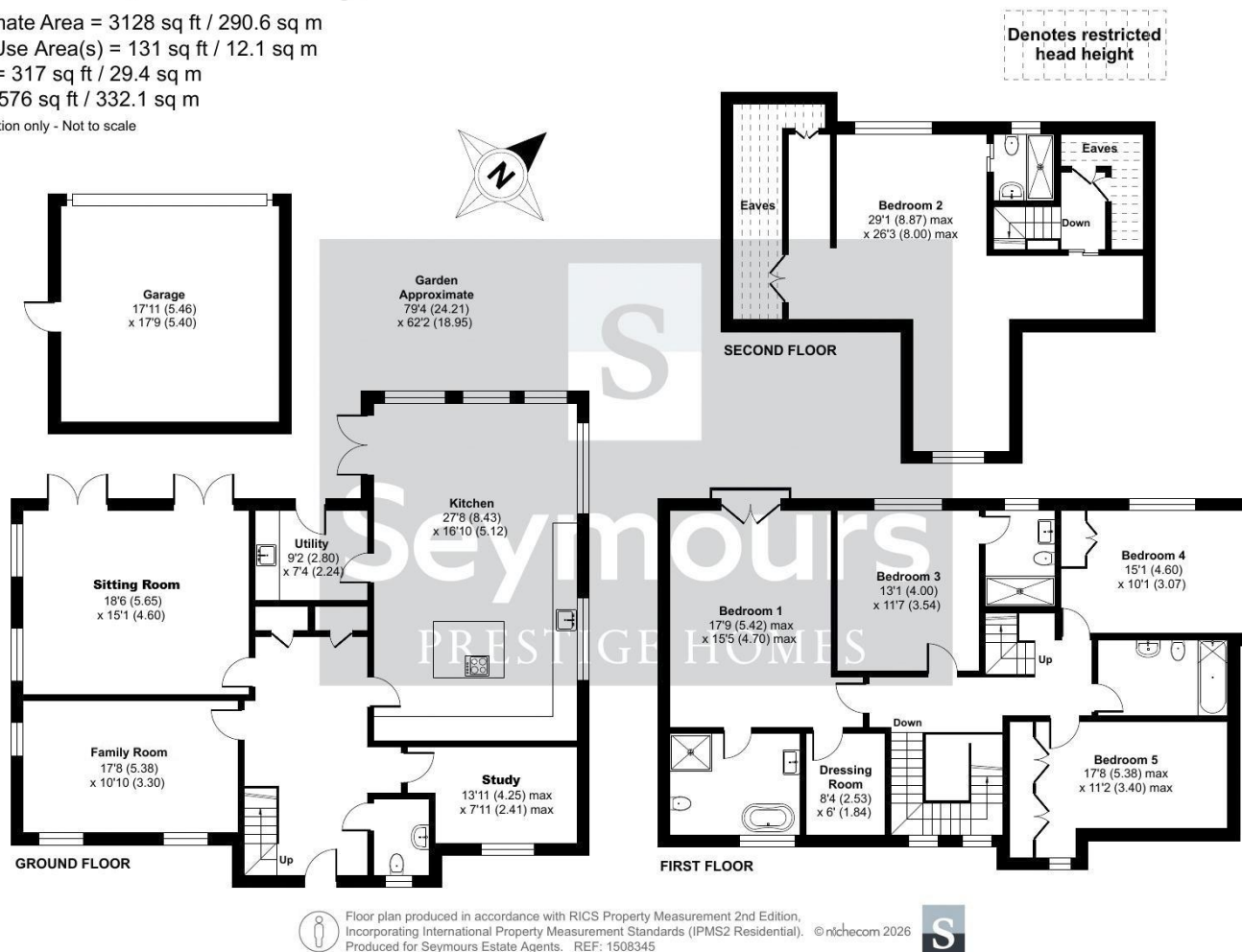
Approximate Area = 3128 sq ft / 290.6 sq m

Limited Use Area(s) = 131 sq ft / 12.1 sq m

Garage = 317 sq ft / 29.4 sq m

Total = 3576 sq ft / 332.1 sq m

For identification only - Not to scale





Seymours

PRESTIGE HOMES

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