



**Little Orchard, Forest Road,  
East Horsley, Surrey, KT24 5ES**

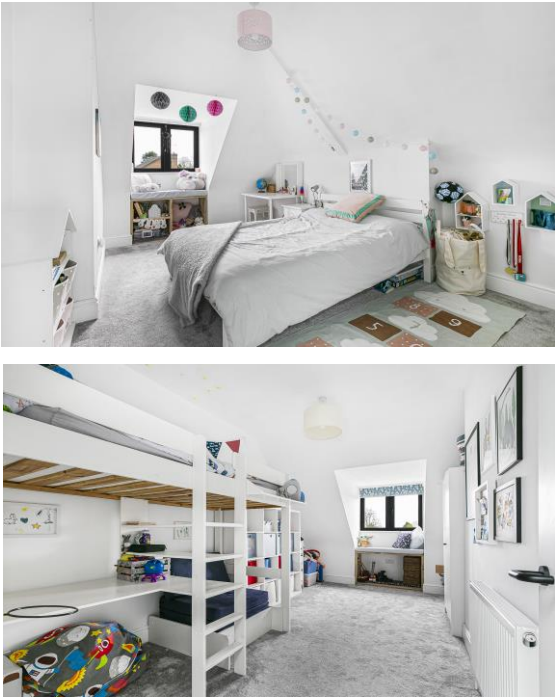
**£1,495,000 Freehold**

**Directions**

From our offices in East Horsley turn left on the Ockham Road South and turn left into Forest Road. Little Orchard will be found on the right hand side after 3/4 of a mile opposite Falconwood.

**Local Authority**

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area 2884 sq ft – 267sq m  
Ground Floor Area 1520 sq ft – 141 sq m  
First Floor Area 1145 sq ft – 106 sq m  
Second Floor Area 219 sq ft – 20 sq m





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Within easy reach of East Horsley village centre a detached four/five bedroom property that provides modern day family living on excess of a 1 / 4 of an acre plot with a garage and ample off-street parking.



**THE PROPERTY**

A substantial detached home offering close to 3,000 sqft of family accommodation, situated on a good size plot within easy reach of East Horsley village centre. The property, originally a bungalow has been the subject of a large extension both to the ground and first floor and now provides for flexible contemporary space conducive to modern living. On the ground floor there is a wonderful kitchen/breakfast/family room with two sets of triple opening bi-fold doors to the rear terrace and garden. The kitchen area has been comprehensively fitted and includes a large island unit. Forming a U shape is a comfortable snug t.v. room in addition to which on the ground floor is a utility room, study/snug, 5th bedroom/study and shower room. On the first floor are four excellent bedrooms the master with an en-suite and off the second bedroom is a large store, which could be converted into a further en-suite shower/bathroom. There is ample parking, a garage and the gardens are of excellent size, the plot extending to in excess of a ¼ acre. Council Tax Band G.

