CURCHODS
PRIME



# Sherwood

High Park Avenue, East Horsley, Surrey, KT24 5DF

**6 Bedrooms | 5 Bathrooms | 4 Reception Rooms**

Freehold

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Positioned on one of the area's most prestigious private roads and within easy walking distance of the village, this exceptional family residence is presented in immaculate condition throughout, offering an outstanding blend of elegance, space and contemporary luxury.







# Property Profile

A magnificent galleried reception hall provides a striking first impression, setting the tone for the beautifully proportioned accommodation beyond. At the heart of the home lies a spectacular open-plan kitchen, dining and family room, thoughtfully designed for both everyday living and effortless entertaining. The bespoke kitchen is exquisitely appointed with premium integrated appliances, elegant cabinetry and a substantial central island, while the generous dining area enjoys seamless access to the terrace through expansive bi-folding doors.

Flowing naturally from the kitchen is a light-filled family seating area, enhanced by a dramatic roof lantern and further doors opening onto the terrace, creating an exceptional connection between the interior and the landscaped gardens. A well-equipped utility room with external access provides practical convenience.

The formal drawing room is an impressive yet inviting space, centred around a feature fireplace with a contemporary wood-burning stove and enjoying direct access to the terrace. A generously proportioned study offers the ideal environment for home working, while a stylish guest cloakroom completes the ground floor.

The first floor is dedicated to luxurious bedroom accommodation, featuring an exceptional principal suite with an elegant dressing area and a beautifully appointed en suite bathroom. Three further generously sized double bedrooms each benefit from their own contemporary en suite, providing comfort and privacy for family and guests alike.

Occupying the second floor is an additional double bedroom with en suite, together with a substantial and highly versatile room, perfectly suited as a sixth bedroom, games room, gymnasium or cinema room, depending on individual requirements.









# Garden & Exterior

The beautifully maintained rear garden is predominantly laid to lawn, framed by mature trees and well-stocked borders to provide both privacy and a picturesque setting. A useful external store adds further practicality.

To the front, an impressive carriage driveway provides extensive parking for numerous vehicles and is complemented by a generous detached garage, completing this outstanding family home.









# Location

Situated on one of East Horsley's most sought after private roads, the house is within 10 minutes walk of Horsley station with its fast commuter link to London Waterloo. The A3 and M25 motorways are within very easy reach giving access to both Heathrow and Gatwick, as well as major UK road networks.  East Horsley is a delightful village with an array of shops, cafes and pubs/restaurants.  There is an excellent choice of nearby local schooling as well as a thriving village tennis and cricket club, together with numerous golf courses.  Some of Surrey's finest countryside is on the doorstep giving plenty of opportunity for walking, cycling and horse riding.



## Additional Information

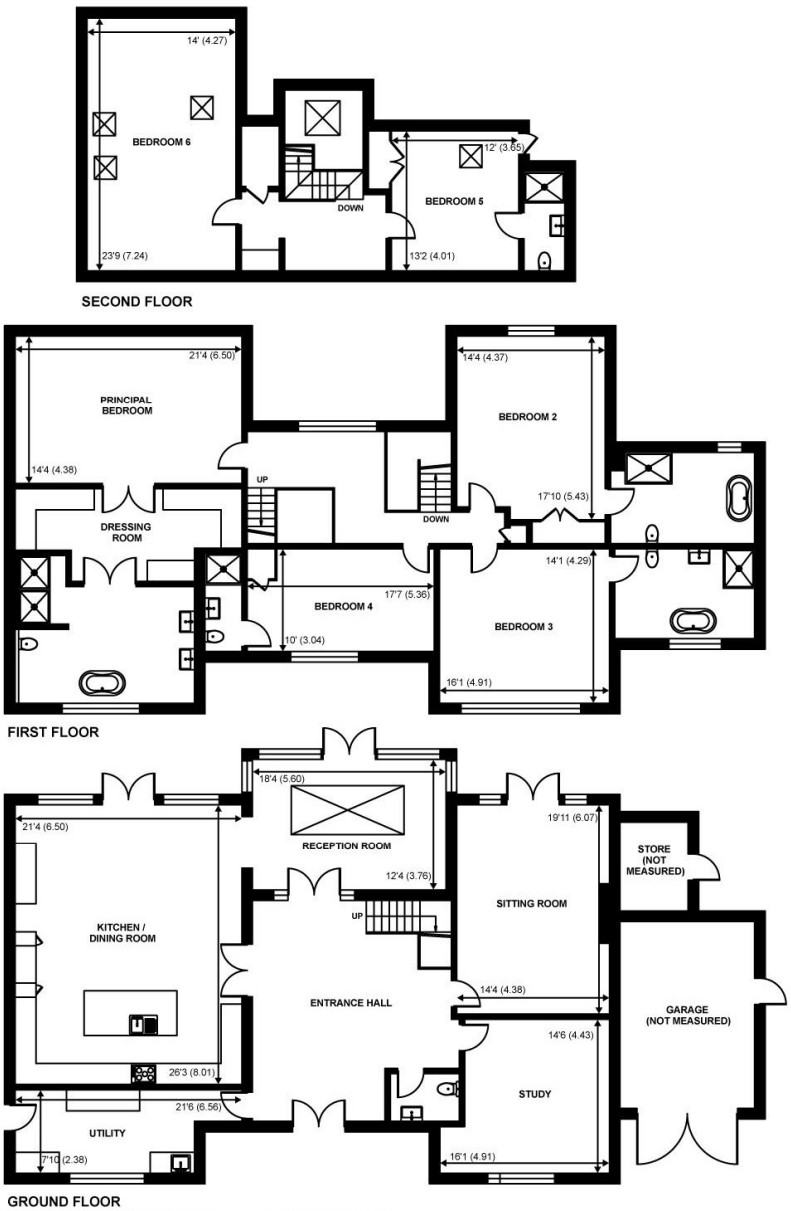
Our client has advised that the property has mains drainage, water, gas and electricity. Private road charge of £150 per annum.

**EPC B | Council Tax Band H**

# Floorplan

Approximate Area = 4470 sq ft / 415.2 sq m (excludes garage & store)

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1493054

# Sales Enquiries


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