

CURCHODS

PRIME



Grey Walls

CHALK LANE, EAST HORSLEY, SURREY, KT24 6TH

4 Bedrooms | 4 Bathrooms

FREEHOLD

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This exceptional residence seamlessly combines the tranquillity and privacy of a rural retreat with the convenience of East Horsley village, which is just a short distance away. Having undergone an extensive and meticulously considered refurbishment and enlargement, the property has been transformed into a sophisticated and beautifully appointed home, ready to move into and enjoy immediately.



Property Profile

From the moment you enter the impressive, light-filled reception hall, there is an immediate sense of space, elegance and grandeur, setting the tone for the rest of the house. The hallway flows seamlessly into the spectacular open-plan kitchen, dining and reception room, which forms the true heart of the home. This exceptional space is bathed in natural light, courtesy of three sets of floor-to-ceiling glazed sliding doors and three substantial roof lights, creating a wonderful sense of connection with the gardens and surrounding countryside.

At the centre of the room is an expansive kitchen island, complemented by bespoke handmade cabinetry and a comprehensive range of high-end appliances. The result is an exceptionally well-equipped and stylish space, equally suited to relaxed family living and entertaining on a larger scale. A cosy and inviting snug leads directly from the principal reception space, providing a more intimate area in which to relax, while an adjacent utility/laundry room adds a high degree of practicality. Approval is in place

to create an extension to the side of the property, enlarging the existing utility room and creating a garage. The electricity supply to do this is already in place.

The ground floor also accommodates two generous double bedrooms, each benefiting from beautifully appointed en suite shower rooms. Upstairs, there are two further double bedrooms, both with their own en suite facilities and enjoying superb, far-reaching views across the surrounding countryside. The loft space, which is ideal for conversion, subject to the usual consents, has plumbing and electricity in place.





Garden & Exterior

Outside, the property continues to impress. A generous decked terrace provides an ideal setting for outdoor dining and entertaining, overlooking the predominantly lawned garden. Mature borders, established planting and a selection of mature trees create a private and attractive setting, while the elevated views across the adjoining fields are particularly impressive and remarkably open for this sought-after location.

To the front, a substantial driveway provides ample parking for multiple vehicles. The property is offered to the market with the considerable advantage of no onward chain.



Location

The property is situated in a popular location at the foot of the Surrey Hills, on the outskirts of East Horsley village. The delightful semi-rural location is adjoining a designated area of outstanding natural beauty with both Ranmore Common and Sheepheas close by, which provide miles of countryside, ideal for walking, cycling and horse riding. The village of East Horsley has 2 parades of shops, 2 pubs, a restaurant and library, together with the railway station providing a train service into Waterloo in approx. 50 minutes.



Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity.

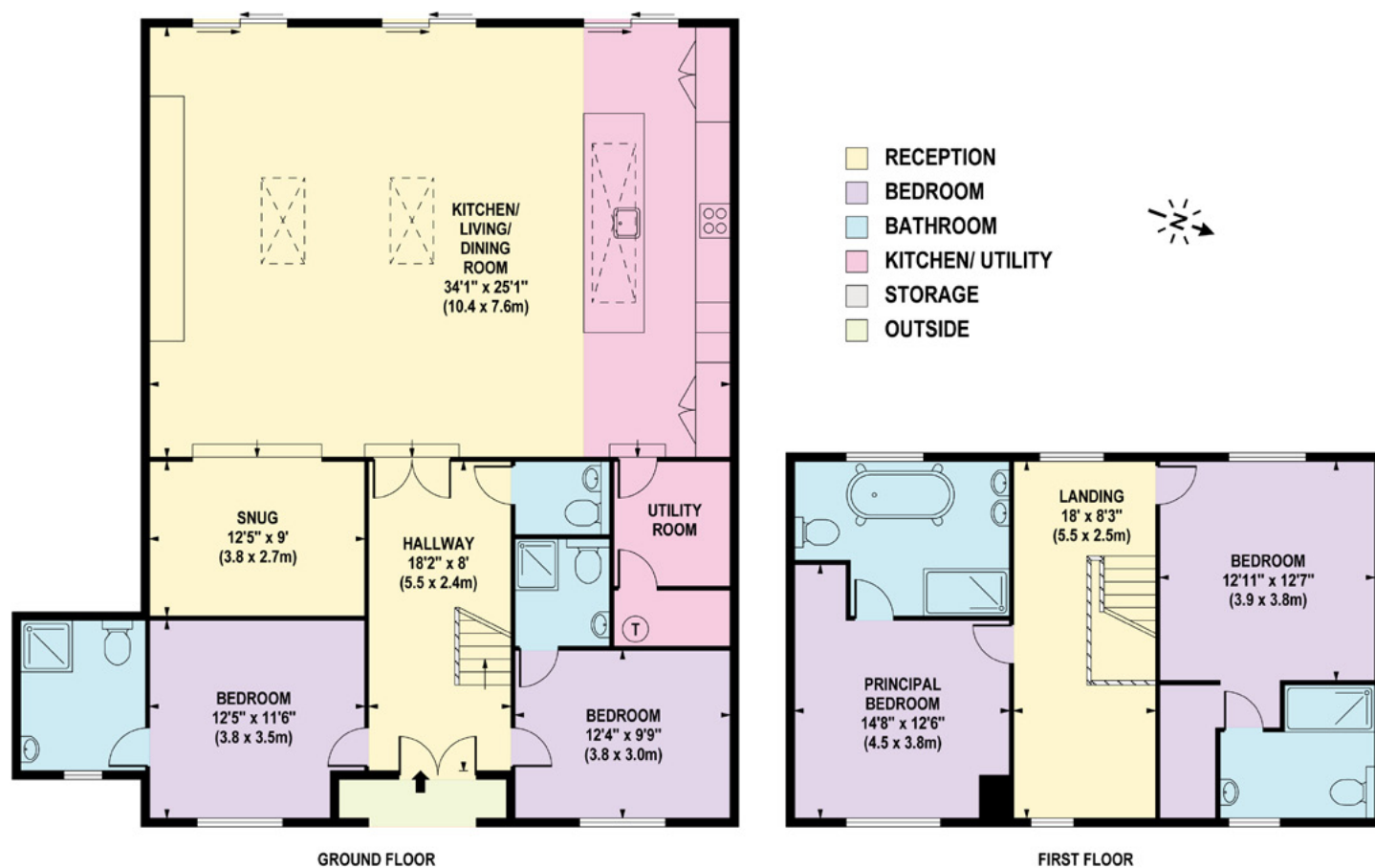
EPC C | Council Tax Band G



Floorplan

Total Gross Internal Area

2289 sq ft (approx internal)



Sales Enquiries

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Reference : RDW251327

