

CURCHODS



Little Orchard

Forest Road, East Horsley, Surrey, KT24 5ES

4 to 5 Bedrooms | 3 Bathrooms | 3 to 4 Reception Rooms

Asking Price £1,495,000

Freehold

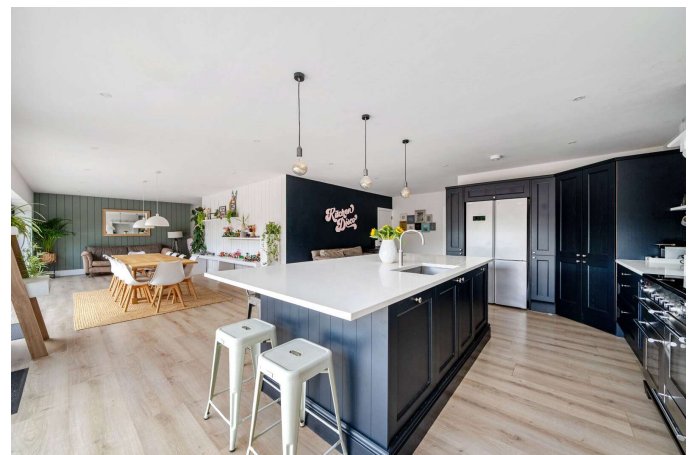


Little Orchard is a family home, meticulously refurbished and thoughtfully enlarged to create an exceptional contemporary residence in a sought-after East Horsley setting.

On entering, the spacious hallway sets the tone, with a sense of quality and attention to detail. It leads into the kitchen/dining space, which forms the heart of the home. Flooded with natural light, this room features beautifully crafted cabinetry, high-end appliances and two sets of bi-folding doors opening onto the terrace, creating a superb connection between indoors and out. The kitchen/dining space flows effortlessly into an adjoining reception room, providing a versatile space. A well-appointed utility room with external access completes this area.

The ground floor also offers a reception room and home office, ideal for working from home. A stylish shower room completes the floor and, with this additional bathroom, one reception room could easily be utilised as a fifth bedroom. There is underfloor heating throughout the ground floor. Upstairs, the principal bedroom benefits from an en suite. There are three double bedrooms, all served by an elegant family bathroom.

Outside, a terrace spans the full width of the house, creating an ideal setting for al fresco dining and entertaining. Beyond, the rear garden is predominantly laid to lawn, framed by mature borders, established planting and trees, providing privacy and space. To the front, a driveway provides off-street parking for vehicles, ideal for family and guests alike.



EPC C | Council Tax Band G

Key Features

- Beautifully presented family home, meticulously refurbished and thoughtfully enlarged
- Highly sought-after East Horsley location
- Impressive open-plan kitchen/dining space with bespoke cabinetry and high-end appliances
- Excellent indoor-outdoor connection, with two sets of bi-folding doors opening onto the full-width terrace
- Four reception/working spaces, including a versatile reception room and generous home office
- Flexible accommodation, with a ground-floor shower room allowing a reception room to be used as a fifth bedroom if required
- Four generous double bedrooms, including a principal bedroom with en suite, plus a stylish family bathroom
- Large private rear garden and substantial driveway, providing ample outdoor space and parking for multiple vehicles

Additional Information

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

Location

Situated in the village of East Horsley and within walking distance of the village centre and railway station, (approx 48 minutes into Waterloo.) The village has a great mix of shops including a Sainsbury's Local, a library, restaurants and coffee shops as well as a doctor's, dentist and many more useful amenities. For the sports minded there are also excellent golf and tennis facilities nearby. This area enjoys some of the best walking, cycling and horse riding countryside, with the Surrey Hills literally on your doorstep! The county town of Guildford is about 8 miles away, offering superb shopping, leisure and recreational facilities, whilst the smaller town of Cobham is a few minutes drive and offers a vibrant range of shops and restaurants. There is a wide range of schooling locally in both the private and state sectors. The location provides a perfect blend of country living yet with excellent connections.

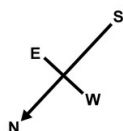


Approximate Area = 2698 sq ft / 250.6 sq m (excludes void)

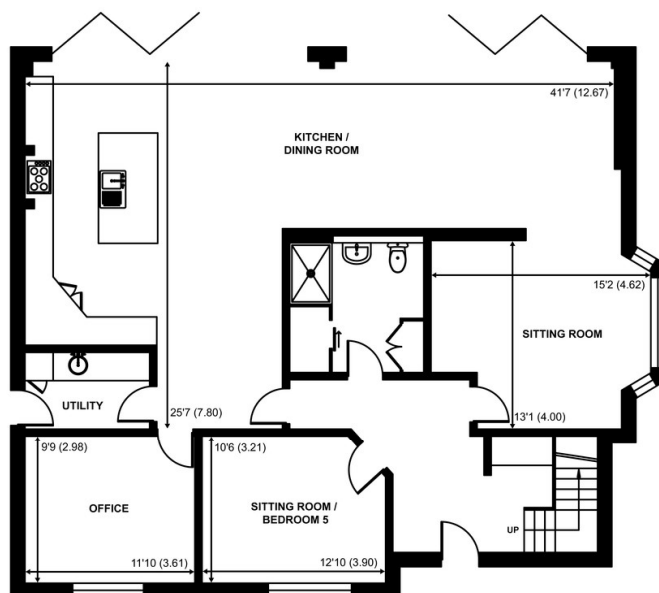
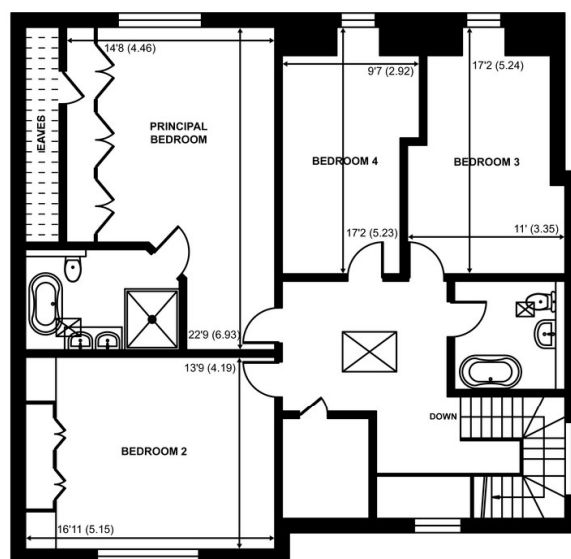
Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 2742 sq ft / 254.6 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1511792

01483 281010 | east-horsley@curchods.com

12 Bishopsmead Parade, East Horsley, Surrey, KT24 6RT

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Reference: CEH230060

