CURCHODS

Tudor Lodge

Heathway, East Horsley, Surrey, KT24 5ET

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Asking Price £1,550,000

Freehold

Nestled along a private road in East Horsley, this immaculately presented five-bedroom home offers contemporary luxury, generous spaces and a peaceful semi-rural setting, close to local amenities. An impressive entrance hallway leads to the open-plan kitchen, dining and living area, the heart of the home. Flooded with natural light, this expansive space features two sets of bi-folding doors opening onto the terrace, creating a seamless connection between indoor and outdoor living. A wood-burning stove provides a welcoming focal point, while the beautifully equipped kitchen boasts bespoke cabinetry, an elegant breakfast bar and underfloor heating. The utility room has external access. A reception room is ideal for entertaining. An attractive feature of the ground floor is the separate wing, comprising a generous double bedroom with en suite bathroom and a light-filled conservatory. Ideal for guests, extended family or those seeking independence.

Upstairs, the principal suite spans the full width of the house, offering a private retreat. The spacious bedroom enjoys garden views and is complemented by an en suite bathroom and extensive dressing room. Three further double bedrooms and an appointed family bathroom complete the first floor.

Outside, a decked terrace stretches across the full width of the house, ideal for alfresco dining and entertaining, while a second terrace offers a more intimate space for outdoor seating. Beyond, the secluded garden is laid to lawn, framed by mature planting, established borders and beautiful trees, creating a private setting.

A generous driveway provides ample off-street parking, completing this exceptional family home in one of East Horsley's most desirable settings.

EPC C | Council Tax Band G

Key Features

- Immaculately presented five-bedroom home on a desirable private road
- Peaceful, semi-rural setting within easy reach of East Horsley's amenities
- Magnificent open-plan kitchen, dining and living space with bespoke cabinetry
- Bi-folding doors opening onto an expansive terrace for seamless indoor-outdoor living
- Elegant formal reception room and separate guest wing with en suite bedroom
- Luxurious principal suite with garden views, dressing room and en suite bathroom
- Beautifully landscaped, secluded garden with two spacious terraces
- Generous private driveway with ample parking for multiple vehicles

Location

Heathway is close to Effingham Common, which provides open countryside, ideal for both walking and cycling. Effingham Junction station is within walking distance and provides a regular train service into London Waterloo. The local village of East Horsley has two parades of shops which include restaurants, a post office, convenience stores, cafes, butchers, bakers and a local library. The A3 is nearby giving quick and easy access to Junction 10 of the M25 and onwards into central London. Schooling is well catered for in both state and private sectors and the market town of Guildford is close by offering a comprehensive range of shops, recreational facilities and amenities.

Additional Information

Our client has advised that the property has mains drainage, water, gas and electricity. Private Road charge of approx. £125 per annum.

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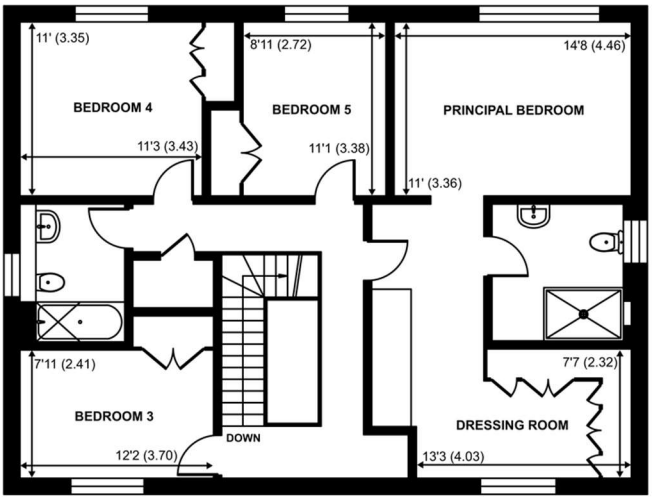
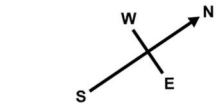
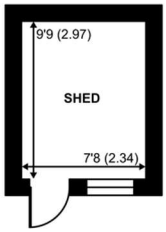
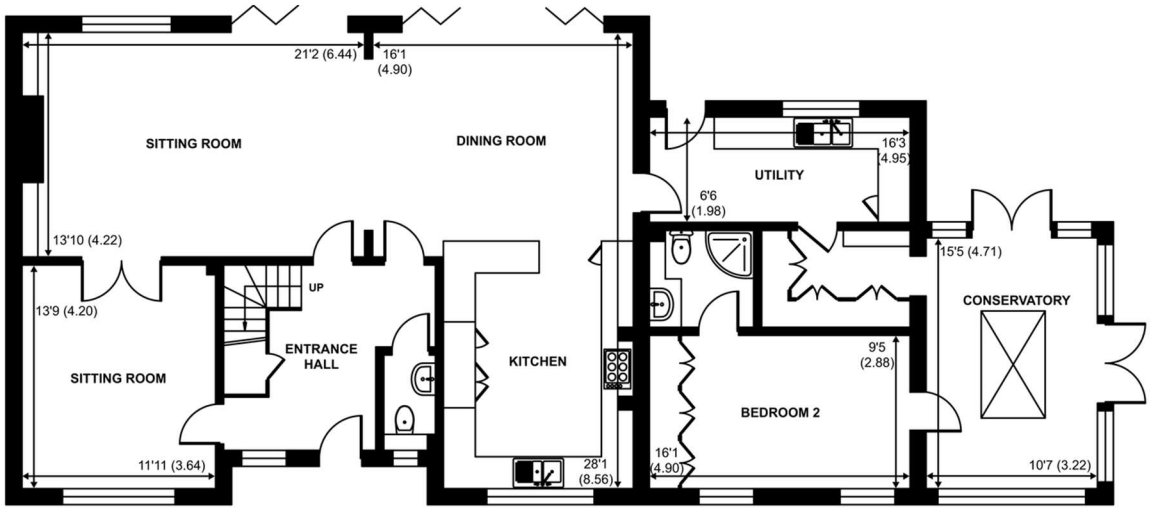
Approximate Area = 2656 sq ft / 246.7 sq m
Shed = 75 sq ft / 6.9 sq m
Total = 2731 sq ft / 253.6 sq m
For identification only - Not to scale



FIRST FLOOR







GROUND FLOOR

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: 1523592

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Reference: CEH260031

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