



One of the very best private settings in Horsley

Acorns, Woodland Drive, East Horsley, Surrey, KT24 5AN





Master bedroom with en suite • 4 further bedrooms • 3 further bathrooms • Kitchen/breakfast/family room • 4 reception rooms • Guest cloakroom • Wine store • Double garage • South facing garden

### Situation

Located in a tree lined road within a few hundred yards of the village and station.

East Horsley village offers a local selection of shops, cafe, restaurants and local butcher.

Horsley train station runs a direct service to London Waterloo and to Guildford. The M25 Junction 10 is about 5 miles away providing connections to London Gatwick and Heathrow Airports.

There is an excellent range of schools nearby, including Manor House, St Teresa's, Cranmore and Glenesk. The Royal Grammar School, Guildford High School and Tormead are all easily accessible.

Horsley Sports Club, Effingham Golf Course and The Drift Golf Club are close by.

### Description

Acorns has been extensively refurbished to provide well balanced accommodation over two floors. There are speakers wired for sound system to the ground floor, master bedroom and master en suite. The double aspect drawing room is well proportioned with wood burning stove and oak wood floors.

The kitchen/breakfast/family area incorporates a central island and breakfast bar, granite work surfaces, a rangemaster cooker, American fridge freezer, dishwasher and Quooker hot water tap. Bi-fold

doors lead to the terrace. The utility room off the kitchen provides extra cupboards and is equipped with an integrated fridge freezer and second dishwasher. There is also space for a washing machine and separate dryer. The wine room, double garage and plant room can be accessed from this area.

The formal dining room is situated adjacent to the kitchen and has a wood burning stove, oak wood floor and bi fold doors to the terrace. The media room, study and guest cloakroom complete the downstairs accommodation.

An oak staircase with stylish glass balustrade leads to the first floor, where a skylight floods the area with light. The master bedroom suite has plenty of built in cupboards. There are 4 further bedrooms (three with en suites) and a family bathroom.

Features of note include air conditioning to the master bedroom, guest bedroom, study and a media room. There is also underfloor heating in the study and family room.

Outside, Acorns is approached via a carriage driveway, providing ample parking and access to the double garage. The rear garden is south facing and totally screened. It also has a rain water collection tank and pump. There is outdoor lighting, split into zones, with the front lighting controlled from an app.

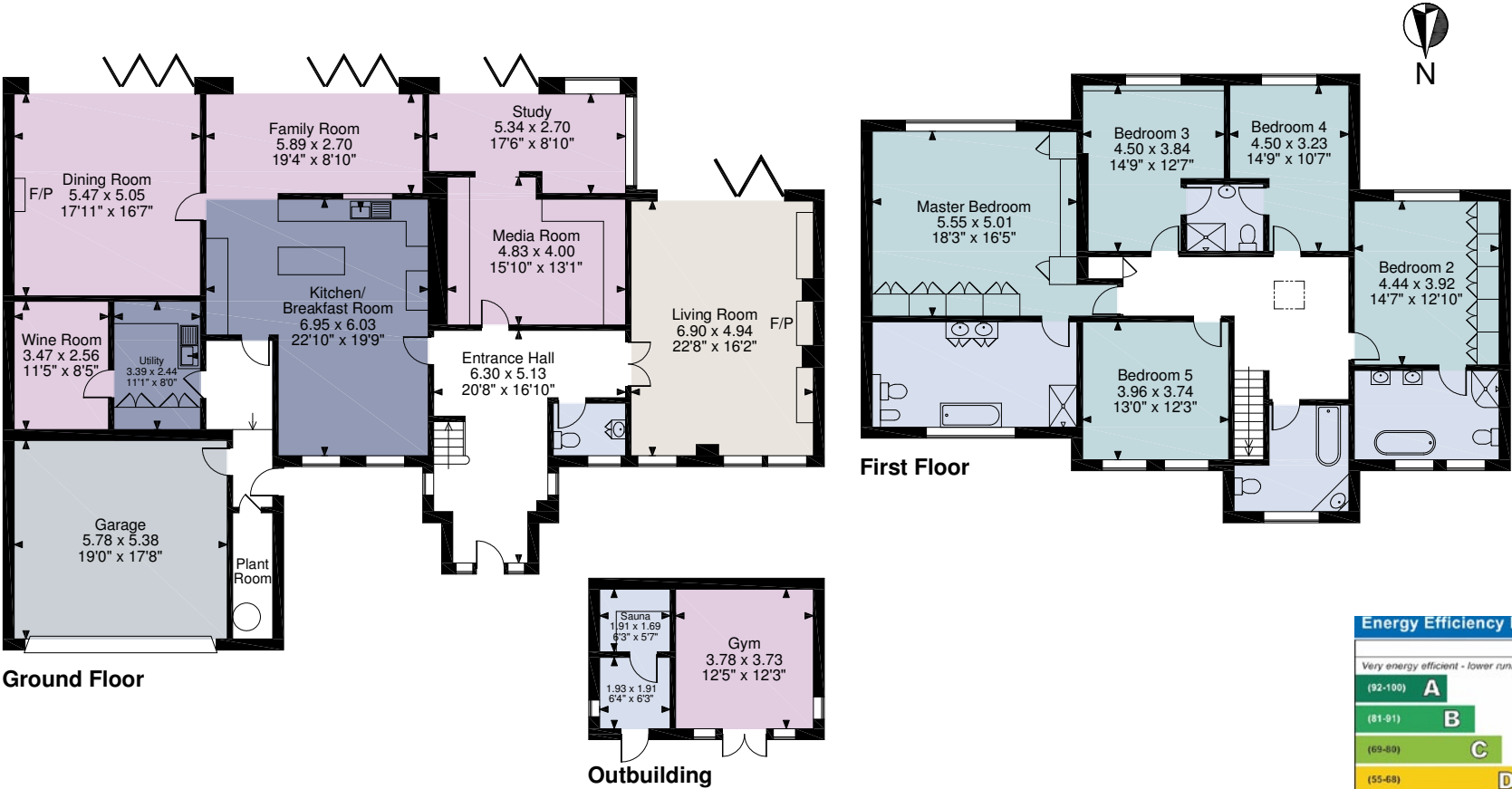






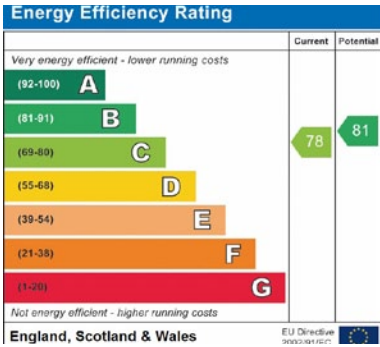


**Acorns, East Horsley**  
**Gross internal area (approx)** 3,847 sq ft / 357 sq m  
**Garage** 335 sq ft / 31 sq m  
**Outbuildings** 236 sq ft / 22 sq m  
**Total** 4,418 sq ft / 410 sq m



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