



Impressive five bedroom home of over 3,500 sq ft

Monks Croft, Manor Close, East Horsley, Surrey, KT24 6SB

Freehold



Kitchen/breakfast room • 3 reception rooms • 5 bedrooms • 3 bathrooms • Utility room • Guest WC • Double garage • Landscaped private garden

Local information

East Horsley village offers a great selection of shops, cafes, restaurants and local butchers. Horsley train station runs a direct service to London Waterloo in about 45 minutes and to Guildford in about 16 minutes. The M25 Junction 10 is easily accessible which is useful for connections for London Gatwick and Heathrow Airport. There is an excellent array of schools nearby, including Manor House School, St Teresa's School, Cranmore School, Glenesk School, The Royal Grammar School, Guildford High School and Tormead School. Effingham Golf Course and The Drift Golf Club are close by. Surrey Hills is nearby with an Area of Outstanding Natural Beauty offering endless views and scenery. Hatchlands Park is owned by The National Trust and is ideal for dog walking, horse riding, running and cycling.

About this property

Monks Croft is a five bedroom family home providing over 3,500 sq ft arranged over two floors. There is potential to extend into the loft, subject to planning permission, which benefits from already installed power and lighting. The property has a grand entrance hall with a custom staircase, creating a real sense of arrival with views through to the back garden. The beautiful bespoke kitchen incorporates a large central island and breakfast bar and marble work surfaces. It is well appointed with AEG appliances,

including 2 double steam ovens. Double bi-fold doors create a seamless link to the outside terrace and garden, providing an ideal space in which to entertain. There is a useful utility room off the kitchen with access through to the integral double garage. The family/sitting room is well proportioned with two sets of double doors opening out onto the terrace and garden. A formal sitting room, study and guest cloakroom complete the downstairs accommodation. The first floor provides the principal bedroom with a lovely vaulted ceiling, built in wardrobes and an en suite bathroom. There are four further bedrooms, one with an en suite shower room, and a family bathroom with a stone bath. The loft space can be accessed via a staircase from the landing. The property benefits from Italian floor tiles throughout the downstairs, and underfloor heating all through the ground floor and in the upstairs bathrooms. All rooms are fitted with cat6 and media centre. Outside, the recently landscaped garden is mainly laid to lawn with a terrace and a hedge border, and includes a children's play area. The carriage driveway providing parking for numerous cars and access to the double garage.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





Approximate Area = 328.1 sq m / 3532 sq ft (Excluding Void / Including Loft)

Garage = 26.8 sq m / 288 sq ft

Total = 354.8 sq m / 3820 sq ft

Including Limited Use Area (17.1 sq m / 184 sq ft)

For identification only. Not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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