



Heathway, East Horsley, KT24

Pacey Wingent Dickson

£1,400,000

Property Type: Detached House

Tenure: Freehold

Bedrooms: 5

Bathrooms: 2

Receptions: 3

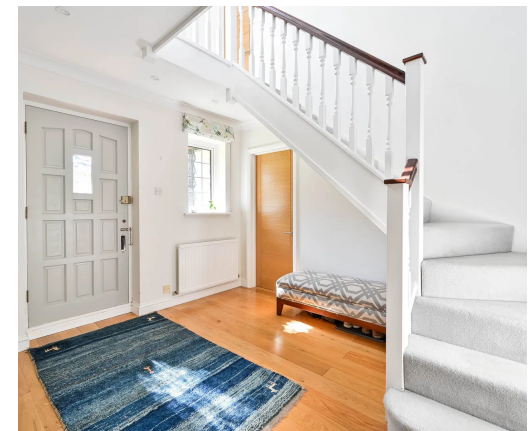
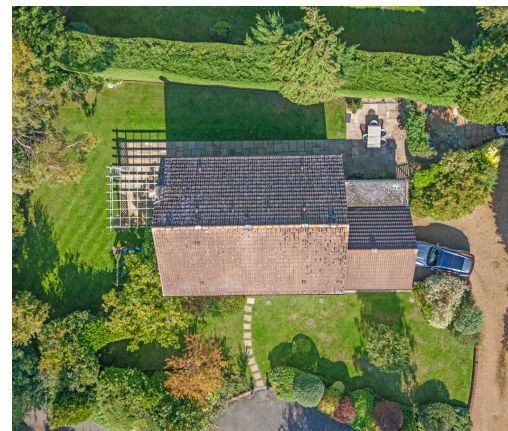
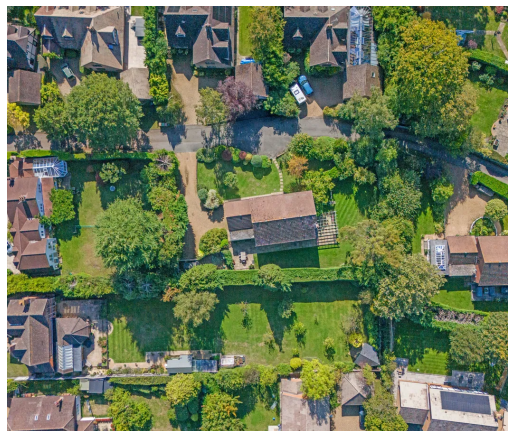
- No onward chain
- Private cul-de-sac
- Impressive 5 bedroom detached house with 3 reception rooms
- EPC Rating = C
- Double garage and large driveway
- Moments from East Horsley and Effingham Junction train stations
- Direct access to Effingham Common
- Excellent local schools including St Teresa's, The Howard of Effingham, Cranmore, Glenesk and the Raleigh
- Potential to extend and remodel (STPP) which was previously granted
- Easy access to A3/M25

Beautifully presented five-bedroom detached home set on a peaceful private road with direct access to Effingham Common.

The property offers spacious and versatile living, featuring a bright living room with fireplace and French doors to the garden, dining room, and family/snug room. The modern kitchen/breakfast room is the heart of the home, complemented by a utility room, cloakroom, and integral double garage.

Upstairs includes five bedrooms and two bathrooms, with the principal suite enjoying a dressing area and en-suite shower room.

Set on a mature plot with driveway parking, landscaped gardens, and a full-width rear terrace perfect for entertaining.





Situated on the highly regarded Heathway, a private and peaceful cul-de-sac with direct access to Effingham Common, this beautifully presented five-bedroom detached family home offers spacious and flexible living, perfectly blending modern comfort with elegant style.

The property is ideally positioned within walking distance of both Effingham Junction and East Horsley stations, providing direct services to London Waterloo, and is close to excellent local schools including The Raleigh and Howard of Effingham.

The ground floor offers a welcoming entrance hall leading to a generous selection of reception rooms, including a bright living room with a marble fireplace and French doors opening to the garden, a dining room, and a family/snug room to the front.

The kitchen/breakfast room is the heart of the home - spacious, well-appointed, and perfect for family dining and entertaining. It features modern appliances, ample storage. There is also a utility room, cloakroom, and an integral double garage with light and power on the ground floor.

Upstairs, a galleried landing leads to five bedrooms and two bathrooms. The principal bedroom suite includes a dressing area and an en-suite shower room, while the remaining bedrooms are all well-proportioned and served by a family bathroom.



A Beautiful 5-Bedroom Detached Family Home on a Private Road

Outside

Set on a mature plot, the property is approached via a private driveway with ample parking and a double garage. Previous planning permission was granted under application number 16/P/02347 with Guildford Borough Council for conversion of garage to habitable accommodation and erection of a separate detached double garage with loft room.

The garden wraps around the property, mainly laid to lawn with beautifully stocked flowerbeds, shrubs, and mature trees. A full-width terrace at the rear provides the perfect space for outdoor dining and relaxation.

Location

Heathway is one of East Horsley's most desirable private roads, enjoying a tranquil, family-friendly setting close to the village centre and Effingham Common - perfect for walking and outdoor pursuits. Guildford, Cobham, and Bookham are all within easy reach, offering a superb selection of shops, restaurants, and amenities.





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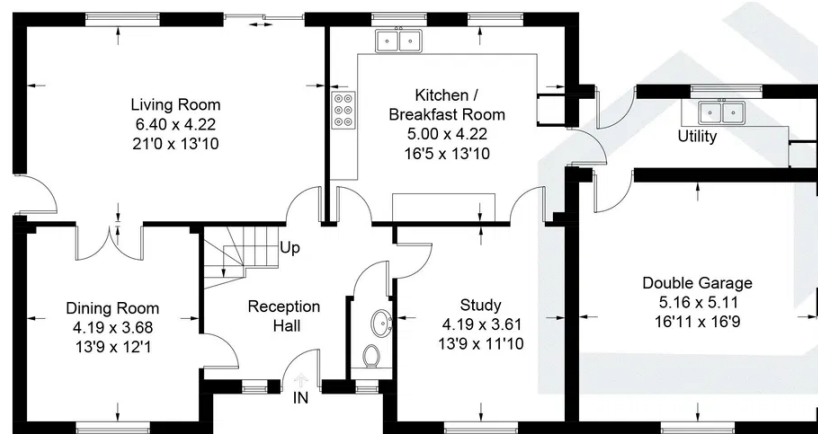
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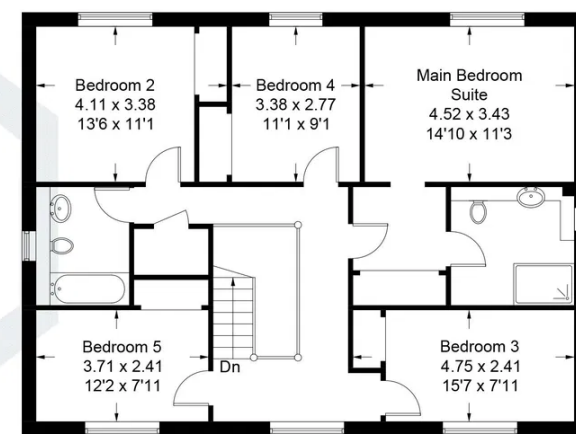
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Approximate Gross Internal Area = 234.4 sq m / 2523 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252161)