



Deerhurst, Northcote Road
West Horsley, Surrey KT24 6LT





A beautifully presented detached 5/6 bedroom family home offering over 3,000 sq ft of space, in landscaped South-Westerly facing grounds. Conveniently located for both the Raleigh School and East Horsley shops & Station. No onward chain.





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Set beyond a large double gated block paved driveway at the beginning of Northcote Road this spacious and immaculately presented family home is brought to the market for the first time since being built in 2012 by Martin Grant Homes.

Once across the threshold, the spacious porcelain tiled reception hall has an impressive central staircase to the galleried first floor, and provides access to all the primary day spaces of the home. Double doors access the formal lounge with Minster stone fireplace with log burner and bay window,

Next is the 'engine room' of the house which comprises 3 distinct areas which start with the comprehensively equipped and contemporary styled chef's standard kitchen/breakfast room, with top of the range built-in and integrated appliances topped with granite worktops and a preparation island with raised breakfast bar seating. The kitchen flows seamlessly in one direction to the dining area, and also into the garden room which provides a fully immersive 180 degree view of the gardens.

There is an additional reception room currently used as a formal dining room, but perfectly placed as a TV/Family room with double doors into the kitchen hub and doors to the garden.

The ground floor spaces are completed by the utility/boot room which has both garden access and internal access into the double garage.

On the first floor, the galleried landing provides additional cascades of light into the reception hall and access to the 5 double bedrooms which are served by 3 bath/shower rooms of which 2 are en-suite. With concrete floors to both ground and first floors, underfloor heating is provided throughout both levels.

A further staircase leads to the top floor where there is a useful office/bedroom 6, which could be utilised as a peaceful Work from Home space away from the hustle of family life, or a creative zone making use of the excellent natural light and ample eaves storage cupboards. On the other side of the top floor landing is the plant room which houses the boiler, pressurised hot water system and solar controls,

Outside, the delightful South-West facing gardens enjoy manicured lawns which sweep away from the sun terrace which extends across the whole of the rear of the house, with a selection of mature trees and shrubs to provide full sun or dapple shade throughout the day to suit.

For anyone new to the area, there is a vast range of educational and recreational amenities which include The Raleigh School (OFSTED rated Outstanding) just a few hundred yards away, as well as Cranmore, Glenesk, St Teresa's and the Howard of Effingham. Within a mile, the centre of East Horsley provides shopping including Sainsburys, a library, village hall, Doctor's surgery, and the station with frequent direct rail services to Waterloo & Guildford. There is also a fabulous choice of recreational amenities available for all ages including golf, tennis, cricket and all the open spaces of the Surrey Hills for cycling, walking and riding.

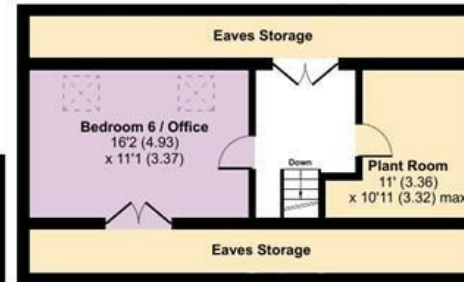


Approximate Area = 2798 sq ft / 259.9 sq m

Garage = 246 sq ft / 22.8 sq m

Total = 3044 sq ft / 282.7 sq m

For identification only - Not to scale





DIRECTIONS

From our office in East Horsley continue along Ockham Road North, under the railway bridge and turn left into East Lane. After 600m turn right into Northcote Road where the gated driveway to Deerhurst will be found first on the left.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

