

# Wills & Smerdon

Sales • Lettings • Management



Southlea, Guildford Road  
East Horsley, Surrey KT24 5RX







A beautifully presented and classically styled family home built by FH Chown in the 1930's in fabulous South facing grounds of 0.434 Acre and authentically retaining the character and charm of the original era of build.

Large Reception Hall - 3 Reception Rooms - Kitchen/Breakfast Room with Aga - Guest WC - Utility Area/Rear Lobby - 3 Double Bedrooms - 2 Bath/Shower Rooms (One En-Suite) - South Facing Grounds of Over 0.4 Acre - Detached Garaging - Potential to be Substantially Enlarged (STPP)







## Southlea, Guildford Road East Horsley, Surrey

We are delighted to offer to market this detached character family home which delivers quintessentially 'Horsley' style within this fine example of homes built by FH CHown in the 1930's.

Set beyond a meandering drive with large central turning circle, the classic aesthetics are revealed, including leaded light windows in Oak mullioned frames which perfectly set off the white painted elevations detailed with brick plinths and soldier brick detailing.

Once across the threshold the spacious reception hall introduces the character features found throughout the home, with polished oak strip flooring, exposed joinery to the internal doors and architraves along with just the right measure of open fireplaces. The fabulous sized triple aspect lounge is semi-divided by a brick fireplace installed with a double sided log burner to share the glow to the whole room. The study with focal point Claygate fireplace enjoys a beautiful aspect over the grounds, while the farmhouse kitchen/breakfast room with granite work surfaces, preparation island and Aga flows through to the dining room to create the hub of the home. The ground floor spaces are completed by a guest wc in the hall and a rear lobby which doubles as a utility space.

The Oak staircase leads up to the first floor where there are 3 double bedrooms all with built-in wardrobes, and two bath/shower rooms which include an en-suite to the main bedroom and a large family bathroom with separate shower.

Outside, the grounds have excellent width with a detached tandem length garage to the Western boundary and side access to the rear gardens. A substantial sun terrace takes full advantage of the South facing aspect which in turn leads to manicured lawns with privacy provided on all sides by mature beech hedging and specimen trees and shrubs to give a beautifully green aspect in all directions.

Being brought to the market for the first time in 40 years, is, in our opinion, a wonderful endorsement of just how charming this home has been for the current owners. Having been enlarged by a previous owner solely to the ground floor, there remains great scope for the property to be substantially enlarged; perfect future proofing for anyone wishing to accommodate a growing family's needs through the many chapters still to be written.

For the discerning purchaser wishing to enjoy a pedigree Horsley home in substantial grounds, an early viewing is recommended.

Tenure: Freehold. Private Drainage. Guildford Borough Council Band G





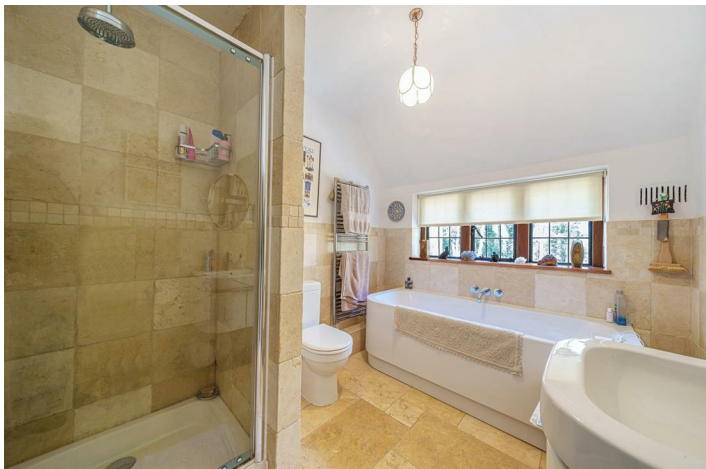


Approximate Area = 2544 sq ft / 236.3 sq m (includes garage)

For identification only - Not to scale







## DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road North to the A246 and turn left towards Effingham/Leatherhead. After passing the left hand bend and the turning on the right into The Warren, the driveway to Southlea shall be found 6th on the right. /// dose.coffee.hands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	47	70
England & Wales		
EU Directive 2002/91/EC		