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1 Meadows Reach, Cranmore Lane

West Horsley, Surrey KT24 6DS



Wills & Smerdon are delighted to present this exceptional four-bedroom semi-detached home enjoying a truly special setting, quietly nestled amongst woodland and surrounded by the beautiful Surrey countryside. Forming part of an exclusive development of just five luxury residences, built in 2022, the property sits bordering the magnificent 400-acre West Horsley Place estate.









1 Meadows Reach, Cranmore Lane

West Horsley, Surrey

The setting of 1 Meadows Reach makes the home particularly special. Surrounded by established woodland and nature, the property enjoys an abundance of wildlife on its doorstep. Despite feeling wonderfully secluded and immersed in nature, the house is conveniently located within easy reach of West Horsley village amenities.

Thoughtfully designed to combine elegant contemporary styling with practical family living, this superb home offers beautifully proportioned accommodation finished to an exacting specification throughout.

The welcoming entrance hall features high-quality porcelain floor tiles, which continue through to the cloakroom, kitchen and utility room, and leads into the heart of the home – a magnificent open-plan kitchen, dining and family room. This impressive room provides the perfect setting for everyday family life and entertaining alike. Bi-fold doors open effortlessly onto the rear garden, creating a seamless connection between the house and its beautiful natural surrounding

The well appointed kitchen features hand-painted cabinetry, luxurious quartz work surfaces and a full range of integrated Siemens appliances.

A separate, fully fitted utility room provides excellent additional storage together with dedicated space and plumbing for both a washing machine and tumble dryer.

To the front of the property, the impressive sitting room features a triple-aspect bay window, creating a wonderfully bright and welcoming space in which to relax or entertain.

Upstairs, the impressive principal bedroom has been designed as a stylish private sanctuary, featuring a dedicated dressing area and beautifully appointed en-suite shower room. Three further well-proportioned bedrooms are served by an equally stylish family bathroom, also finished to an exceptional specification.

Outside, the property enjoys attractive landscaped gardens with mature planting to the front, while the rear garden provides a generous low-maintenance outdoor space with artificial lawn and patio. The surrounding woodland and mature trees create a wonderful sense of privacy and provide a constant connection with nature.

Private parking for two vehicles and a garage complete this exceptional home.

1 Meadows Reach offers a rare combination of contemporary luxury, family-friendly design and an enviable connection with nature. With woodland, wildlife and the remarkable 400-acre West Horsley Place estate immediately bordering the property, this is a home where the countryside truly becomes part of everyday life.

The property also benefits from six years remaining on the new-build warranty.
Estate Management Fee: £50 per month









Approximate Area = 1471 sq ft / 136.6 sq m
Garage = 204 sq ft / 18.9 sq m
Total = 1675 sq ft / 155.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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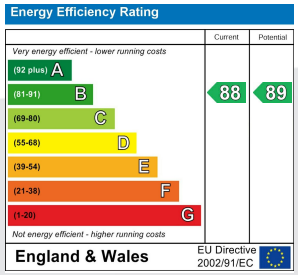




DIRECTIONS

From our offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the first left into East Lane after Glenesk School. Continue along, passing under the bridge into The Street and after passing the King William IV PH and Village Hall on your right, take the 2nd left into Cranmore Lane. Follow the road around the left bend, passed the junction with Mount Pleasant, and the access to Meadows Reach will be found after a further 350 yards along the unmetalled lane on the left. 1 Meadows Reach is located first on the left hand side. What3words: ///bucks.begun.lights

Tenure: Freehold. Guildford Borough Council Band F



Our Social Media

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