



**96 East Lane,  
West Horsley, Surrey, KT24 6LQ**

**£1,250,000 Freehold**

### Directions

From our offices in East Horsley, turn right and carry on the Ockham Road North taking the first turning on your left into East Lane. Continue along East Lane and where the road narrows you will find 96 East Lane on the left hand side.

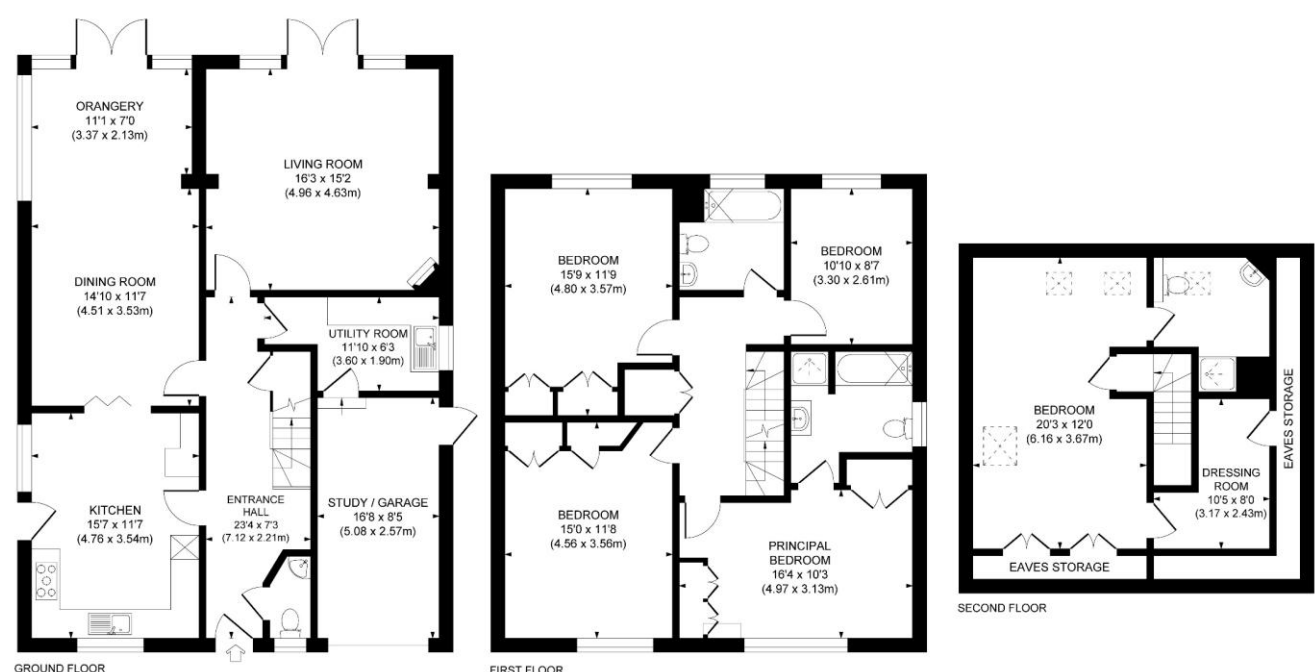
### Local Authority

Guildford Borough Council: 01483 505050.

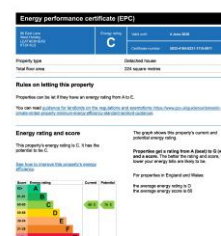


### Approximate Gross Internal Area

Main House 2,415 sq. ft / 210.15 sq. m  
Garage 140 sq. ft / 13.05 sq. m  
Total 2,555 sq. ft / 223.20 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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KT24 6LQ**

Set on a plot overlooking fields and woodland and within close proximity to the Raleigh School a detached five bedroom family home offering over 2,500 sq. ft. and 200ft rear garden.



**THE PROPERTY**

A particularly spacious and exceptionally versatile 5 bedroom, 3 bathroom detached family home offering over 2,500 sq. ft. of beautifully presented living space across three floors. Ideally situated on a prime 0.25-acre plot, the property is just 250 metres from the highly regarded Raleigh School and within an easy, level walk of East Horsley village centre and railway station. The ground floor layout is designed for modern living and entertaining, featuring a welcoming entrance hall, a dual-aspect kitchen/breakfast room with premium integrated appliances and a sociable peninsula unit, an elegant dining room connected via bi-fold doors, and a bright, airy orangery opening onto the patio and garden enjoying a southerly aspect. The beautifully proportioned sitting room serves as a cosy hub centred around a sandstone fireplace. A separate utility room provides internal access to the garage currently converted to a useful additional reception room. On the first floor, you will find a generous principal bedroom with a full en-suite bath and shower room, two further substantial double bedrooms with built-in wardrobes, and a fourth bedroom currently outfitted as a bespoke home office. The entire top floor is dedicated to a highly private, light-filled guest or second principal suite, complete with ample fitted wardrobes, eaves storage, and its own en-suite shower room. Externally, a large block-paved driveway provides ample off-street parking, while the spectacular 200+ ft. rear garden offers an outstanding oasis for family life, boasting a generous dining terrace, mature lawns, and a secluded circular patio retreat at the far end and backs on to fields and woodland. In total the plot measures approx. ¼ acre. Council tax band G.

