

Wills & Smerdon



Vale Lodge, 87a The Street West Horsley, Surrey KT24 6BG Guide Price **£1,495,000 Freehold**

Built by Virtus Design & Build LTD, Vale Lodge offers versatile accommodation over two floors, with 3 separate reception rooms including a spacious Kitchen/Dining/Family room leading onto the landscaped grounds. This hugely deceptive and individually designed brand new property is available for occupancy in October 2025 and offers the new owner a spacious and beautifully finished family home within a mile walk of East Horsley Village & Station. As you enter the property, you are welcomed into the hallway on the ground floor with underfloor heating. Off of the hallway is a downstairs cloakroom, a utility room, study/bedroom 5, a separate living room and a large open plan kitchen/living/dining room to the rear with Schueco sliding doors out onto the west facing patio and gardens complete with a large log cabin. The German kitchen has Decton worktops and is bespoke to suit your needs with a range of integrated appliances, including an electric oven, combi microwave, induction hob, and dishwasher, with a separate fridge and freezer.

The first floor hosts four bedrooms, all double in size. The master bedroom features an impressive dressing area with an en-suite which features a separate bath and walk-in shower, as well as sink unit. Bedroom 2 also has its own en-suite with a walk-in shower and fitted wardrobes. Bedrooms 3 and 4 make use of the family bathroom with a vanity unit and walk-in shower. The landing also has access to the roof space. The bathrooms and en-suites in the home are contemporary in style and feature a Gerberit bathroom system, Italian tiles/sanitary ware, Minoli tiling, brassware by Hansgrohe, chrome heated towel rails & fitted mirrors.

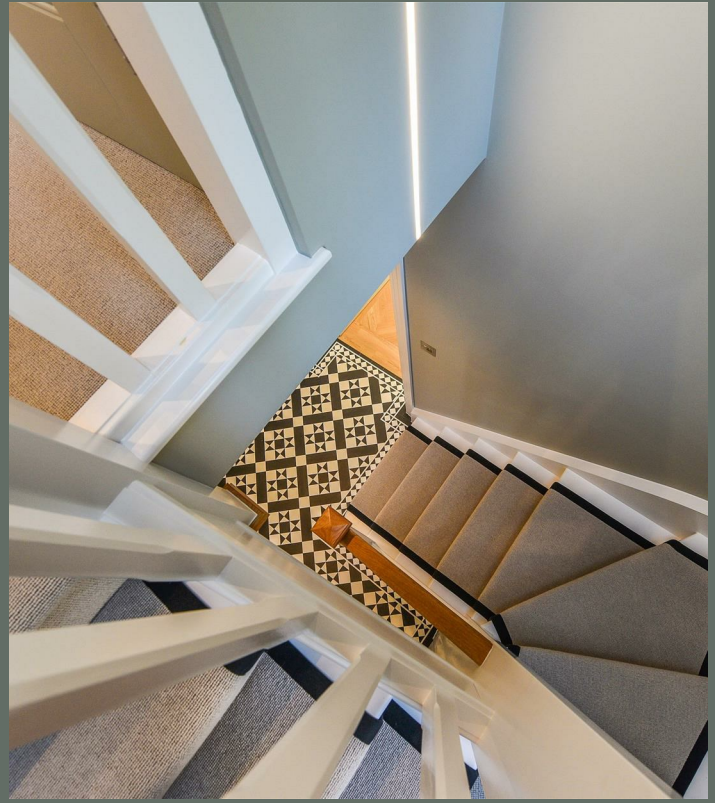
Externally Vale Lodge is approached by double electric 5 bar gates, a large shingle driveway with ample off street parking and a separate pedestrian gate. The property also has an adjoining double length garage and a EV charging point.

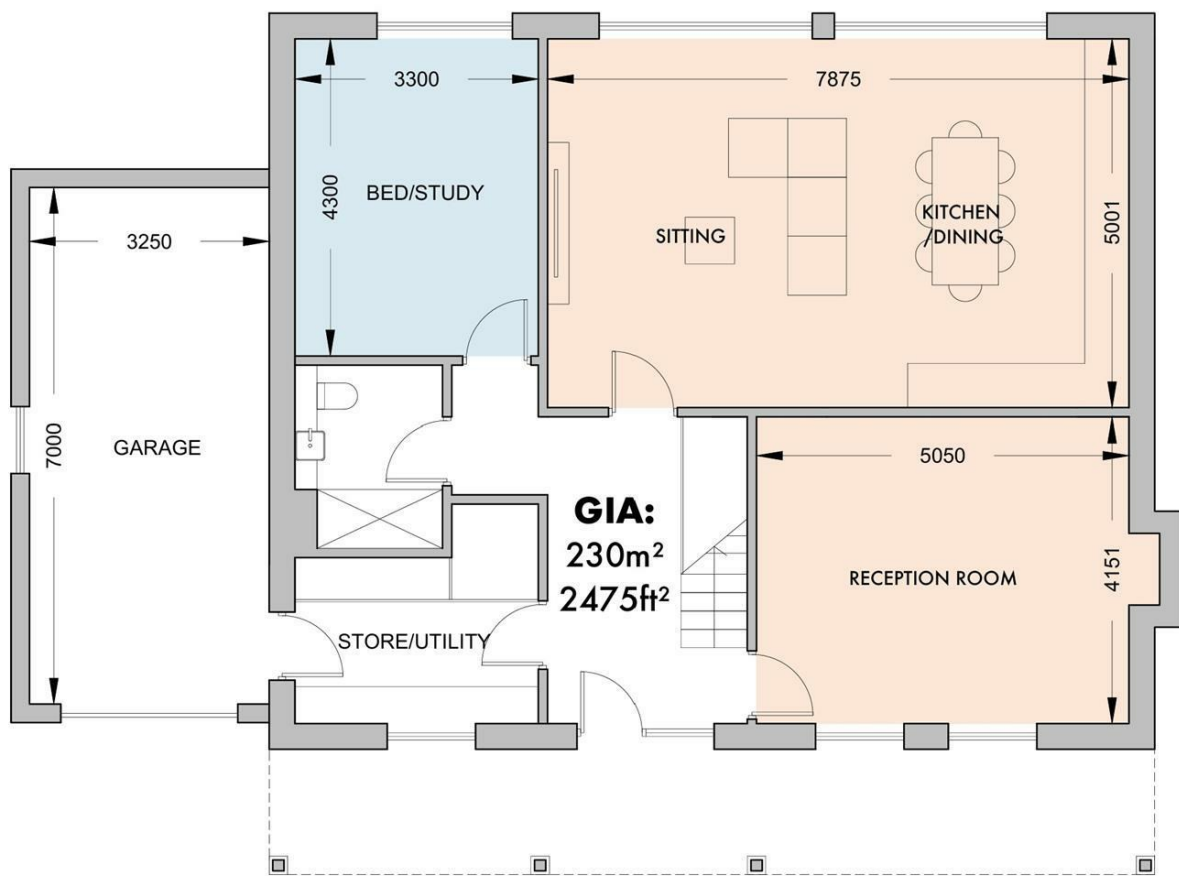
A covered porch provides refuge from the rain. To the rear of the property there is a large patio area leading onto the mature landscaped gardens flanked by a large outbuilding/home office, plus a shed.

Vale Lodge is a truly 'one off' five bedroom home nestled in the serene village of West Horsley, between Guildford and Leatherhead. This brand new home sits at the edge of the North Downs and north of the Surrey Hills, allowing it to embrace the beauty of nature's open spaces.

6 Station Parade, East Horsley, Surrey, KT24 6QN

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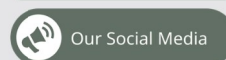
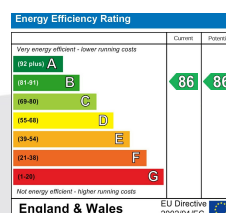
West Horsley has a long and fascinating history, surrounded by breath taking countryside - an Area of Outstanding Natural Beauty - a backdrop to a rich heritage. Horsley Towers is just one example, an impressive country house dating back to the 19th century, with exceptional architectural and historic significance. A conservation area has been proposed for the heart of the village, ensuring its character is preserved. West and East Horsley provide more than just beautiful semi-rural surroundings. With a wealth of small independent shops, they offer plenty of opportunities to enjoy fresh and locally produced food. Neighbourhood choices include fresh fruit from Wealden farms, fine cuts from a traditional butcher and delicious cakes from a celebrated baker. Local pubs including The King William IV serve delicious food and nearby eateries offer mouth-watering choices. Nearby Polesden Lacey, an Edwardian house and estate, is a popular National Trust location on the scenic North Downs. The popular RHS Wisley with its beautiful decorative gardens, glasshouses, extensive botanical gardens, restaurant and cafés is a wonderful day out. For those who enjoy a more active lifestyle, there are plenty of clubs and facilities in the surrounding area offering a variety of sports and leisure activities, including: The Drift Golf Club, Effingham Golf Club, Wisley & Pyrford Golf Clubs, Horsley Tennis Club, Horsley Cricket Club and Horsley Football Club. Horsley station is on the Guildford to London Waterloo line, reaching London Waterloo in 47 minutes and offering a quick connection to the city. Changing at Clapham Junction offers direct links to Gatwick Airport and to many destinations across the South East. West Horsley is close to excellent road networks. The A3 is nearby, providing access to the M25 at Junction 10 and reaches Central London in around an hour.

For anyone seeking a beautiful new family home in a location which we are sure will make you smile every time you return home, this is one definitely not to miss.

Specification highlights: bespoke German kitchen, Stone composite counters and upstands, Integrated appliances, Induction hob, Hansgrohe sanitary fittings, CAT5e cabling, underfloor heating to ground floor, Air Source Heat Pump, pressurised hot water tank, EV charging point, bespoke handmade joinery, walnut interior doors with black ironmongery.

About the Developer: For over 25 years Built by Virtus Design & Build have consistently evolved their reputation of excellence for harmonising both quality and individual design which have been bespoke to each location throughout London & Surrey. Crafted to the highest standards with impeccable attention to detail, both the internal and external finishes reflect a much admired specification. Complemented by the highest standards in efficient energy performing products and conforming to the latest codes and standards, it is understandable why purchasers have been justifiably proud to own a Virtus Design & Build Development new home.

*Please note that the internal imagery is of other examples Built by Virtus Design & Build LTD. The external imagery is a mixture of CGI. All imagery displayed is for indicative purposes only.



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