



1 Meadows Reach, Cranmore Lane
West Horsley, Surrey KT24 6DS





Wills & Smerdon are delighted to present I Meadows Reach, an exceptional four-bedroom semi-detached home forming part of an exclusive development built in 2022 of just five luxury residences, quietly nestled within the beautiful Surrey countryside in the sought-after village of West Horsley.





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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, finished with high quality porcelain floor tiles that continue through to the cloakroom, kitchen and utility room, leads to the heart of the home – a magnificent open-plan kitchen, dining and family room. Designed as a truly social space, this impressive room provides the perfect setting for everyday family life as well as entertaining. Bi-fold doors open effortlessly onto the rear garden, creating a seamless connection between inside and out while allowing natural light to flood the space.

The beautifully appointed kitchen features hand-painted cabinetry complemented by luxurious quartz work surfaces and a full range of integrated Siemens appliances, including an oven, combination oven, induction hob, dishwasher and fridge freezer.

A separate fully fitted utility room provides 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 with a triple-aspect bay window offers a more formal retreat, creating a bright space to relax or entertain.

Downstairs also boast underfloor heating, individually controlled by thermostats throughout the ground floor, ensuring year-round comfort and complements the home's high standard of finish.

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

Outside, the property enjoys attractive landscaped gardens with mature planting to the front, while the rear garden features a generous artificial lawn and patio, providing a low-maintenance outdoor space ideal for unwinding. Private parking for two vehicles and a garage completes this outstanding home.

Combining quality craftsmanship, contemporary design and an enviable village setting, 1 Meadows Reach presents a superb opportunity to acquire a beautifully specified family home in one of Surrey's most desirable locations. The property also benefits from 6 years remaining new-build warranty.

Road Service Charge £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





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. I Meadows Reach is located first on the left hand side. What3words: ///bucks.begun.lights

Tenure: Freehold. Guildford Borough Council Band F

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141

E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	88	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		

Our Social Media

