



2 Paddock Close
West Horsley, Surrey KT24 6EY



A beautifully presented detached three bedroom home on the ever popular Manorwood development, built just over 3 years ago and offering spacious accommodation, south facing landscaped rear gardens, detached garage and private parking, all set on a tranquil no-through road location.





2 Paddock Close

West Horsley, Surrey

This impressive three-bedroom detached home was built just over 3 years ago by the established Thakeham Homes, and offers stylish contemporary living, thoughtfully designed for modern lifestyles. The property is nestled within a quiet no-through road location, on the outskirts of the sought-after Manorwood development.

Once across the threshold, the spacious central reception hall gives access to the double aspect living room which offers an ideal relaxation area, with bi-fold doors leading onto the south facing gardens, which have been expertly landscaped to provide a private space ideal for enjoying the sunshine and entertaining.

The open plan kitchen/dining area again enjoys a double aspect, with views to both the front of the house and over the rear gardens, which are accessed via bi-fold doors. The kitchen is fully fitted with a range of contemporary units, including built-in oven and dishwasher. There is a convenient utility cupboard under the stairs housing the washing machine.

The ground floor spaces are completed by a Guest WC from the reception hall.

Upstairs, the principal bedroom benefits from a walk-in dressing area and private en-suite shower room, while two further well-proportioned bedrooms are served by the family bathroom, all leading off a bright, semi galleried landing.

Finished to a high specification throughout, the home features ceramic flooring to the kitchen and hallway, with underfloor heating to the ground floor, energy-efficient double glazing, solar PV panels, and an electric vehicle charging point.

Externally, the property enjoys landscaped front and rear gardens, and both garage and private parking which is to the right of the home.. The home also benefits from a remaining 7 years on a 10-year NHBC warranty.

Manorwood is located in West Horsley, a picturesque Surrey village close to the Surrey Hills Area of Outstanding Natural Beauty, and offering access to outdoor activities including local sports clubs, Beauty & Wellbeing cycling and walking.

For the commuter, the nearby Horsley Station (approx 1 mile) offers access to London (Waterloo) within 50 minutes, whilst the historic town of Guildford is approx 5 miles distant, offering cobbled streets, independent shops, cafes, and shopping centers.

Annual Road Service Charge: Approx £600

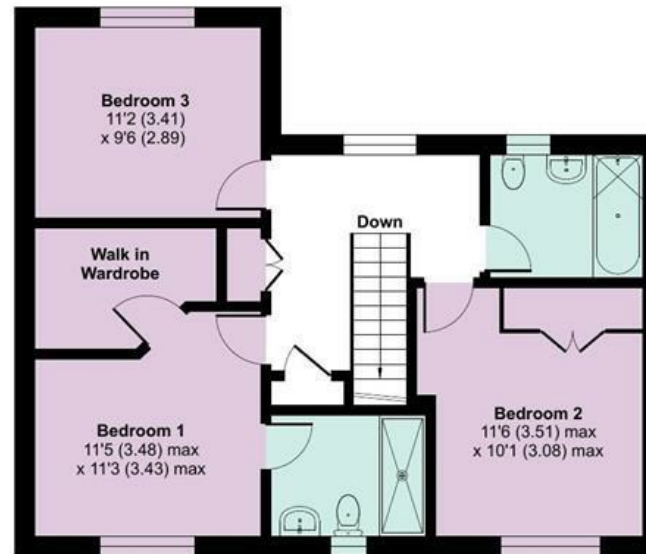


Approximate Area = 1284 sq ft / 119.2 sq m

Garage = 215 sq ft / 19.9 sq m

Total = 1499 sq ft / 139.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the first left into East Lane. Follow the road for approx 2/3rds mile turning right turning into Manor Farm Lane where the entrance to Paddock Close will be found as the second turning on the right hand side. what3words: ///plans.brains.firmly

Tenure: Freehold. Guildford Borough Council Band G

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