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1933



Swanton, Lynx Hill

East Horsley, Surrey KT24 5AX



A fabulous family home in one of Horsley's premier private roads, with 4 bedrooms, main with dressing room and ensuite, delightful open plan Kitchen/Dining room and a fabulous triple aspect Lounge with separate open plan Kitchen/Dining room, with wrap around gardens and gravelled driveway parking.









Swanton, Lynx Hill

East Horsley, Surrey

Designed in the classic Horsley style, this iconic property is flint faced, and offers a contemporary twist on a classic style.

Originally built approximately 20 years ago, the property is approached via a gravelled driveway giving access to the oak framed porch, with the main accommodation flowing from the central entrance hallway. The triple aspect Lounge is fitted with log burner stove, and has a bay window overlooking the gardens and opening door onto the rear gardens. The Family Room has a relaxing air, with a large picture window overlooking the front garden, and plenty of space for comfy sofas, storage and on the wall TV.

The Kitchen/Dining Room is a very special feature of the property, with generous central island, fully fitted with a range of appliances and providing both a seating and dining area, a superb "hub of the home", with bi-fold doors again leading onto the rear patio and the delightfully sunny gardens that surround the property.

Accessed off the kitchen is the useful Utility room, with laundry area, sink and single door onto the rear garden. The ground floor accommodation is completed by a guest WC, with privacy window.

To the first floor, the main bedroom has a separate dressing area fitted with built in cupboard and wardrobes providing ample hanging space, along with access to the ensuite bathroom, which benefits from having both a bath, shower and wc.

The family bathroom is also fitted with a standalone bath, shower, WC and handbasin, and serves the other three double bedrooms, all of which are a good size and have built in wardrobes and hanging spaces.

Outside, the gardens wrap around the property and are mainly laid to lawn, with a selection of mature trees and shrubs planted to provide privacy and screening. There is a purpose built working from home office, complete with internet feed, heating, light and power. To the front, there is ample space for parking numerous vehicles on the front driveway, which is mainly gravelled with timber gates.

For anyone new to the area, Lynx Hill is an attractive private road location. There is an excellent range of both state and private schools in the area including the Howard of Effingham, Cranmore, The Raleigh, Cranleigh and Glenesk schools. Recreational facilities include golf courses at The Drift, Effingham and Clandon Regis, along with magnificent country walks in the Sheepleas area and East Horsley Tennis Clubs. ,

The main village of East Horsley is just under a mile distant, with its comprehensive range of shops, cafes, medical centre and Sainsburys Local, and the mainline station serving the Guildford to London Waterloo service.

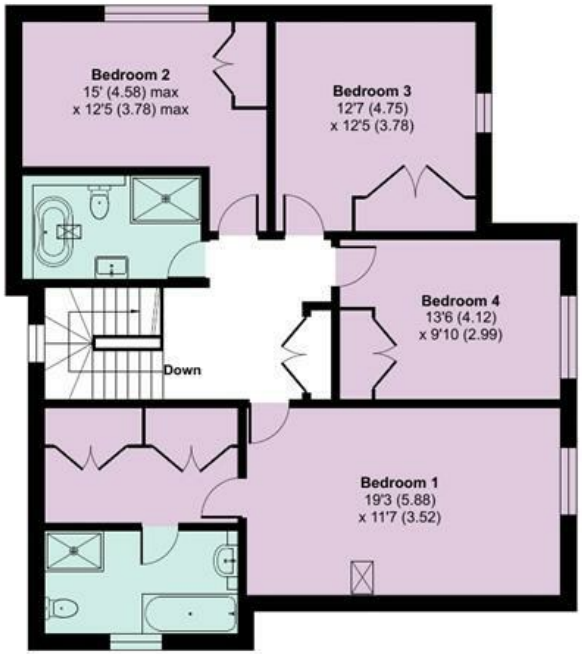








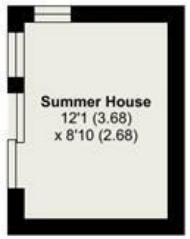
Approximate Area = 2202 sq ft / 204.5 sq m
Garage = 106 sq ft / 9.8 sq m
Total = 2308 sq ft / 214.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Wills and Smerdon. REF: 1416863



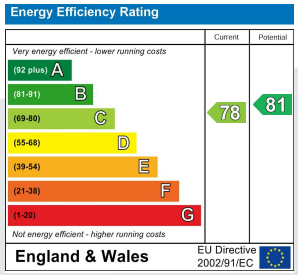





DIRECTIONS

From our Offices in East Horsley, proceed along Ockham Road South for approx. 1 mile until the junction with Lynx Hill on the left. Turn left into Lynx Hill where Swanton will be found on the left hand side. What 3 words://senior.songs.recall

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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