



Byways, Guildford Lodge Drive
East Horsley, Surrey KT24 6RJ

W & S

Tel| 01483 284 141

Email| enquiries@willsandsmerdon.co.uk

Web| willsandsmerdon.co.uk



A substantial 1930's character family home in South facing grounds located in this hidden gem of a Private Road.

4 Bedrooms - 3 Bath/Shower Rooms - 4 Receptions - Kitchen/Breakfast Room - Detached Home Office/Studio - 1/4 Acre South Facing Gardens - Stone's Throw to Shops - Within The Raleigh & Howard of Effingham Catchments - 1 Mile to Station - No Onward Chain





Byways, Guildford Lodge Drive East Horsley, Surrey

They say that Location is everything when it comes to property and this particular home is one which really does set a high bar! Set beyond a gated entrance and passing under the porte cochere of possibly one of the most notable Landmark buildings in the village, are just 7 homes in this aspirational private road setting, which very few even know exists...

The house itself is a classically styled 1930's home built by FH Chown, with the signature detailing to the aesthetics which include eyebrow roof lines flanking a central Tudor gable, with brick dental course and a freestyled brick and chalk stone chimney to the rear.

With the scene set, once over the threshold the property delivers on both space and light throughout. To the ground floor there is a wonderful flow through the spaces, satisfying the lifestyle needs of connectivity but also laid out in such a way to facilitate individual enjoyment of the rooms if so desired. Again, each room enjoys a signature of its own, whether it be a focal point fireplace, lovely views over the gardens or a triple aspect, connected with the hub of the home being the hand built kitchen/breakfast room with iroko worktops, cleverly laid out into two distinct areas complete with range style cooker and banquette seating for the whole family.

On the first floor there are 4 well proportioned double bedrooms all with views over the gardens and two of which are either double or triple aspect. There are also two bath/shower rooms of which one is en-suite to the main bedroom, with a very useful 3rd shower room on the ground floor.

Outside, the property is graced with ample parking on the sweeping gravel carriage driveway with gated side access to the rear gardens. With the overall plot measuring a little over 1/4 acre, the rear gardens are also a notable feature. Extending to over 130' in length and facing due South, there is a large terrace across the rear of the house ideal for summer entertaining, with the remainder of the gardens principally laid to lawn. Within the garden is an incredibly useful detached Work From Home Office/Art Studio which could also be utilised as a home Gym if so desired. There is also a brick built implement store and screened by conifers at the bottom of the garden is the 'working end' of the outside spaces which include a substantial timber shed and useful composting area.

Having been enjoyed by the current family for the past 28 years, we believe there are many more chapters to be written with the house offering great scope to be enlarged, subject to the usual consents, which will future proof this home for the next owner should more space be required over time. In all, this property will make an outstanding purchase in arguably the most impressively approached private road locations in the village, hidden from view yet just a stone's throw from the shops, a mile from the station and within the catchments of the excellent local schools for all ages. Early viewing is highly recommended.

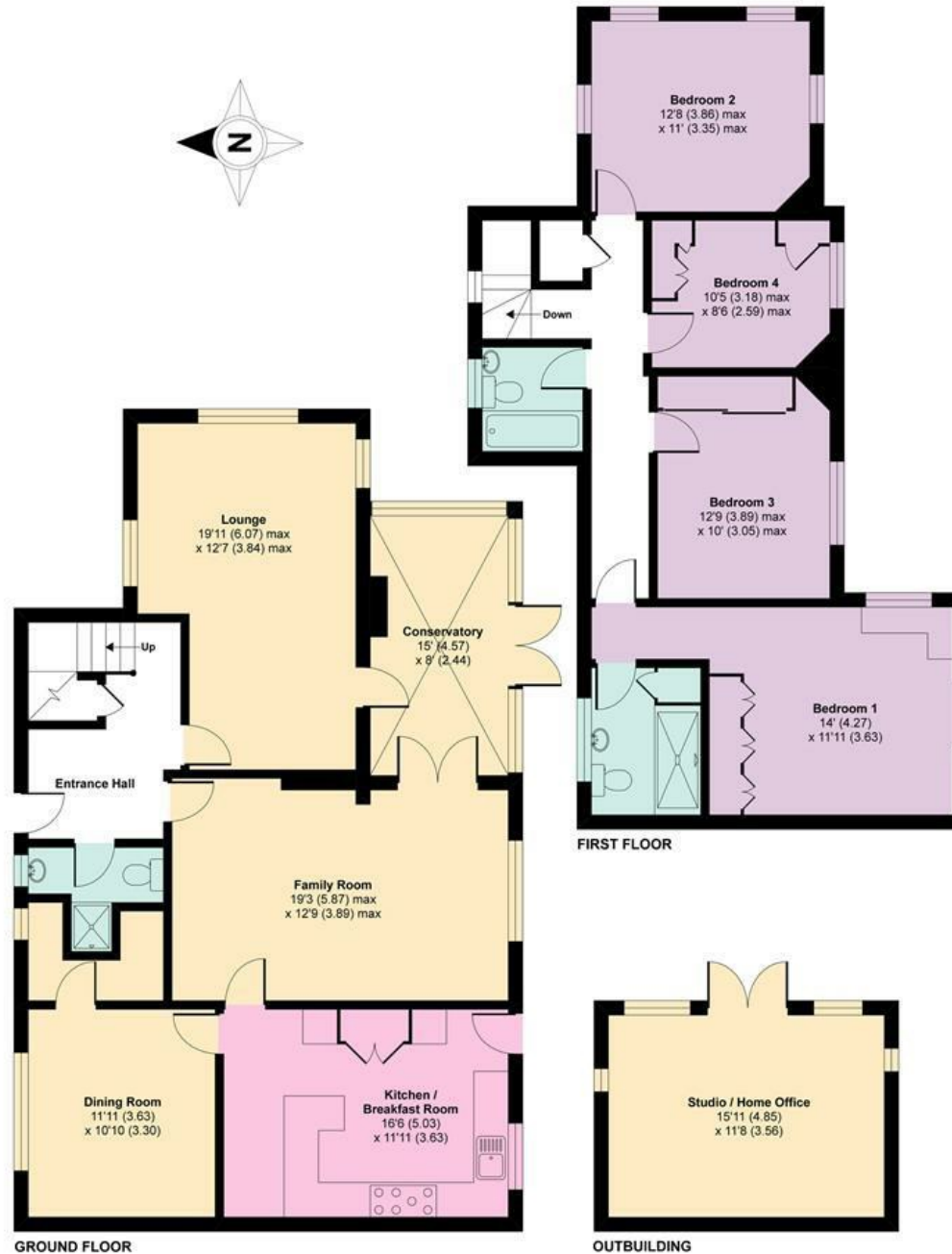


Approximate Area = 1946 sq ft / 180.7 sq m

Outbuilding = 186 sq ft / 17.3 sq m

Total = 2132 sq ft / 198 sq m

For identification only - Not to scale





DIRECTIONS

From our Offices in East Horsley proceed along the Ockham Road South towards the A246. Immediately before the T junction, with the Duke of Wellington on your right, turn left between and under the gated porte cochere between the two flint turreted spires of Guildford Lodge into Guildford Lodge Drive. The driveway to Byways will be found after approx 50 yards on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
		51	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
		54	80

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