



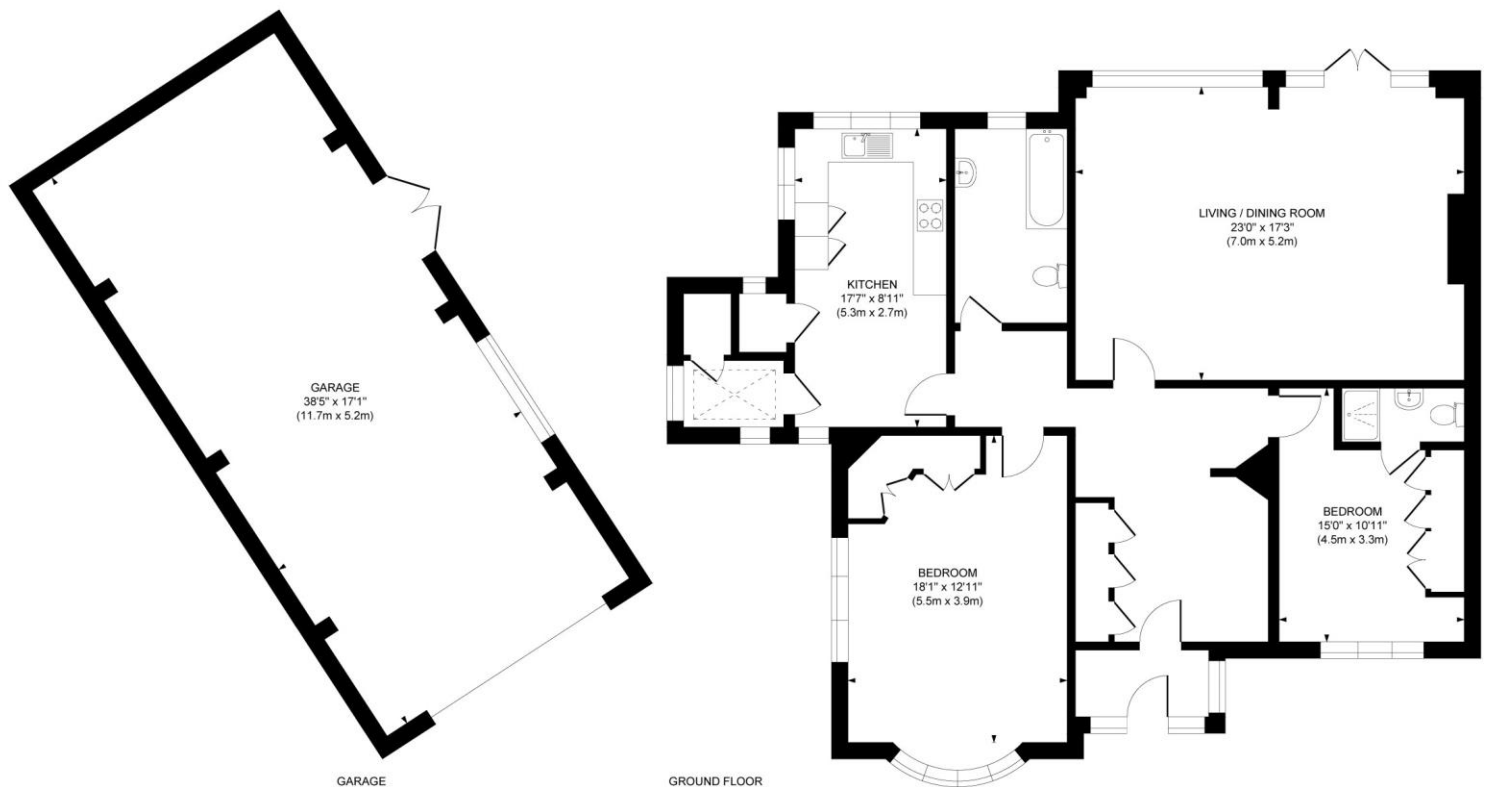
**Squirrels Oak, Manor Close,
East Horsley, Surrey, KT24 6SA**

£1,175,000 Freehold

Directions

From our offices take the Ockham Road South for about ¾ mile and turn right into Manor Close. Squirrels Oak will be found at the end of the cul-de-sac on the left.

Approximate Gross Internal Area
 Main House 1388 sq. ft / 128.94 sq. m
 Garage 655 sq. ft / 60.89 sq. m
 Total 2043 sq. ft / 189.8 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



**Squirrels Oak, Manor Close, East Horsley,
Surrey, KT24 6SA**

A spacious two bedroom detached bungalow situated in a much sought after private road with 1/3 acre westerly backing gardens backing onto open countryside.



THE PROPERTY

A detached bungalow located on a sublime west backing 1/3 acre plot at the head of a private cul-de-sac. There are stunning views over protected countryside belonging to West Horsley Place, the former manor house of the late Duchess of Roxburghe. The property has ample scope to enhance, extend or replace, subject to the usual constraints. The accommodation comprises of a large hall, 400 sq. ft. lounge/dining room, kitchen/breakfast room, two double bedrooms, one with an ensuite shower, family bathroom, and to the side is a substantial quadruple garage. This very peaceful location is just under one mile from East Horsley village centre and station that has trains to both Guildford and London Waterloo. The orientation of the plot results in a garden that enjoys the sun all day long with sunsets all year round. Please note that the property is available with no onward chain. Council Tax Band G.

