



Wyngate, Forest Road
East Horsley, Surrey KT24 5BX





A beautifully presented 5 bedroom, 3 bathroom family home, ideally situated close to Horsley station and local shops. Built in 1938 and cared for by just three owners, the property provides an appealing combination of period character, generous accommodation and spaces ideal for modern family living.





Wyngate, Forest Road East Horsley, Surrey

A covered, pitched-roof porch opens into a welcoming entrance hall, where engineered oak flooring creates an elegant first impression. The comfortable lounge features an attractive inset fireplace, providing the perfect setting for a real fire, whilst the spacious study opposite offers an excellent home-working environment.

The superb open-plan kitchen/dining/family room is designed for both everyday life and entertaining, with a fully fitted kitchen featuring a range of contemporary units, granite work surfaces, and integrated appliances. A peninsula unit provides additional workspace and incorporates a useful wine rack.

A wide archway opens into the dining area, with ample room for a large family table. Double doors lead directly onto the rear patio, creating an easy connection between the indoor and outdoor spaces. The adjoining family area is exceptionally bright, with two picture windows and matching sliding doors overlooking the garden.

A versatile additional reception room, currently arranged as a gym, could readily be adapted to suit a variety of needs, whether as a playroom, snug, home office or hobby room.

The utility room offers excellent storage and space for laundry appliances, with a separate door providing direct access to the garden. A modern cloakroom incorporates a walk-in shower, with a coats cupboard completing this practical area.

Upstairs, the principal bedroom benefits from its own en-suite bathroom. Three further double bedrooms, together with a single bedroom, are served by the family bathroom, which features a bath with shower over.

The home is fully double glazed, while the attractive leaded-light windows to the front add to its timeless period appeal.

Approached via a generous gravel driveway, the property is set well back from the road and provides parking for several vehicles. An EV charger is also installed, while mature hedging provides privacy and screens the property from the road.

The west-facing rear garden is a particular feature, enjoying afternoon and evening sunshine. A broad Indian sandstone patio stretches across the rear of the property, providing space for al fresco dining and entertaining.

The expansive lawn is framed by established flower and shrub borders, with mature hedging creating a peaceful and private backdrop. For those with green fingers, the rear section offers several raised vegetable beds, a greenhouse and a substantial shed, providing plenty of opportunity for growing, gardening and storage.

All in all this characterful and versatile family home is one not to miss, and an early viewing is recommended.

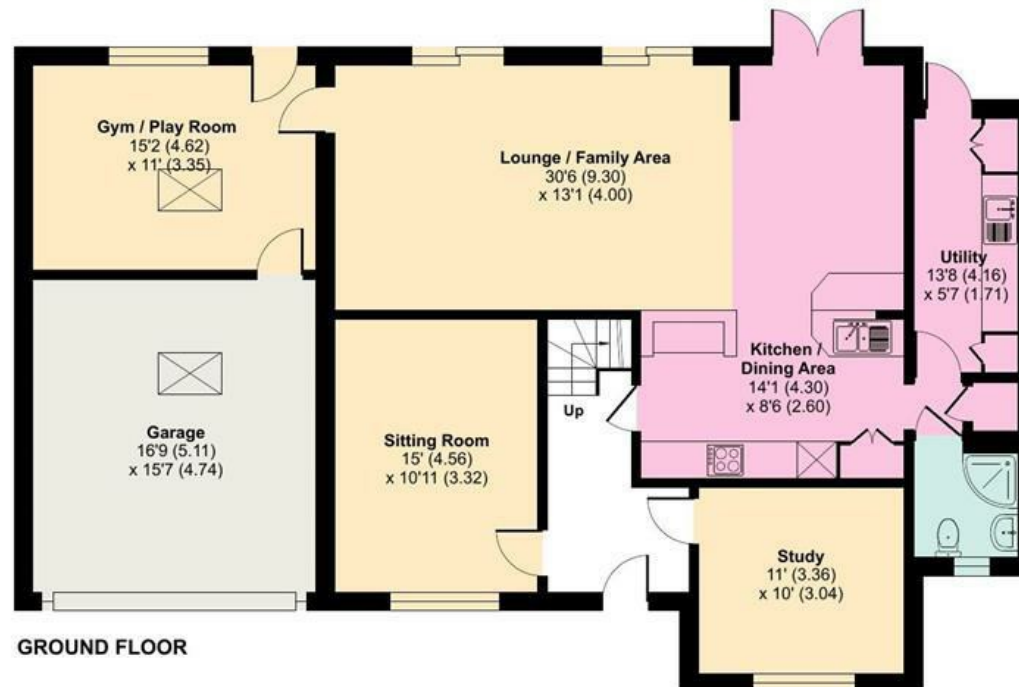
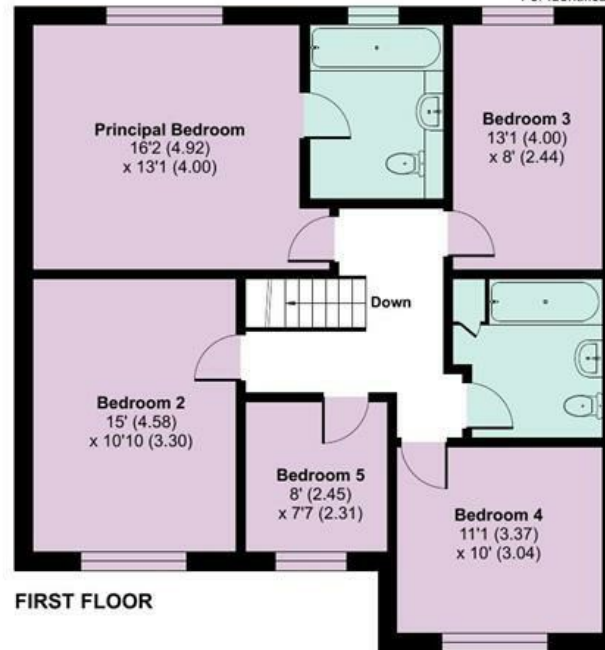


Approximate Area = 2141 sq ft / 198.9 sq m

Garage = 243 sq ft / 22.5 sq m

Total = 2384 sq ft / 221.4 sq m

For identification only - Not to scale





DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road South towards the A246, for approx 1/3rd mile, turning left into Forest Road. Continue for approx 1/2 mile where the driveway to Wyngate will be found on the left hand side. what3words: ///proven.popped.closed

Tenure: Freehold. Guildford Borough Council Band G

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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	71	78
EU Directive 2002/91/EC		