



Ripley Lane, West Horsley, KT24

Surrey

£1,950,000

**Bedrooms:** 4

**Bathrooms:** 4

**Receptions:** 5

A most impressive semi-rural retreat on the edge of West Horsley Village, offering versatile and beautifully presented accommodation with exceptional outbuildings and wonderfully private gardens.

Approached via a carriage driveway with double gates, the setting makes an immediate impression. The house sits centrally, flanked by a substantial triple oak-framed barn garage and car port to one side, and a detached self-contained studio/annexe to the other.

Inside, the ground floor flows beautifully. A stunning kitchen/breakfast room sits at the heart of the home, redesigned to include a fully fitted kitchen, central island and a spectacular dining area opening on three sides via full-height folding glazed doors beneath a roof lantern - the perfect space for entertaining. The triple aspect drawing room features a log-burning fireplace and double doors to the garden, whilst the entrance/dining hall is a lovely welcoming space with a bay window and its own garden access. A study, family room, utility room and cloakroom complete the ground floor.

Upstairs, four well-proportioned bedrooms are served by three bathrooms, two of which are en-suite, alongside a large landing.

The detached annexe/studio - currently a yoga studio with its own shower room offers exciting potential as a home office, gym or self-contained guest accommodation.

Outside, the gardens are incredibly private, enclosed by mature hedging and trees with open fields beyond. Planning permission was previously granted for a tennis court, and there is real scope to create formal gardens and outdoor entertaining spaces.

Set within green belt with National Trust Hatchlands Park on the doorstep, two excellent local pubs nearby and East Horsley village and station just a few miles away - this is a rare and special home.





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Total = 371.97 sq m / 4004 sq. ft

Approximate Gross Internal Area = 262.82 sq m / 2829 sq ft, Outbuildings & Carport/Garage = 109.15 sq m / 1175 sq ft

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.



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