



Honeysuckle Bottom, East Horsley
Leatherhead

Offers Over £1,575,000

Bedrooms: 5

Bathrooms: 2

Receptions: 3

A Stunning Rural Family Home in East Horsley Offered to the market for the first time in over 30 years - this is a very rare opportunity to acquire a semi-rural home within East Horsley Village.

Forest Lodge is a light and airy, extended former forester's cottage. It is in Forestry England's "Mountain Wood" and surrounded by many acres of Forestry England woodland. The Sheepleas are just a few minutes' walk away for the enjoyment of even more glorious Surrey countryside.

Forest Lodge sits on a generous plot of over 0.7 acres. The fully fenced and secure gardens are expansive and blend into the forest whilst perfectly enveloping the property. This peaceful and tranquil home is set within the Surrey Hills National Landscape, (formally referred to as an "Area of Outstanding Natural Beauty" - AONB).

On the ground floor there is a large kitchen diner, with an adjoining utility room and a further room which would be ideal as a boot room, office or child's play area, (or puppy room). On the other side of the ground floor, the living room has windows on three sides, flooding it with natural light. While a further middle room is flexible, and currently used as an art room and office.

On the first floor, you'll find a sizeable master bedroom with clear views over the garden, and an ensuite bathroom. There are two further large bedrooms, a single bedroom and a family bathroom. The top floor provides an additional bedroom alongside useful eaves storage.





Forest Lodge

Approximate Gross Internal Area = 237.1 sq m / 2552 sq ft
 Outbuilding = 81.2 sq m / 874 sq ft
 Total = 318.3 sq m / 3426 sq ft

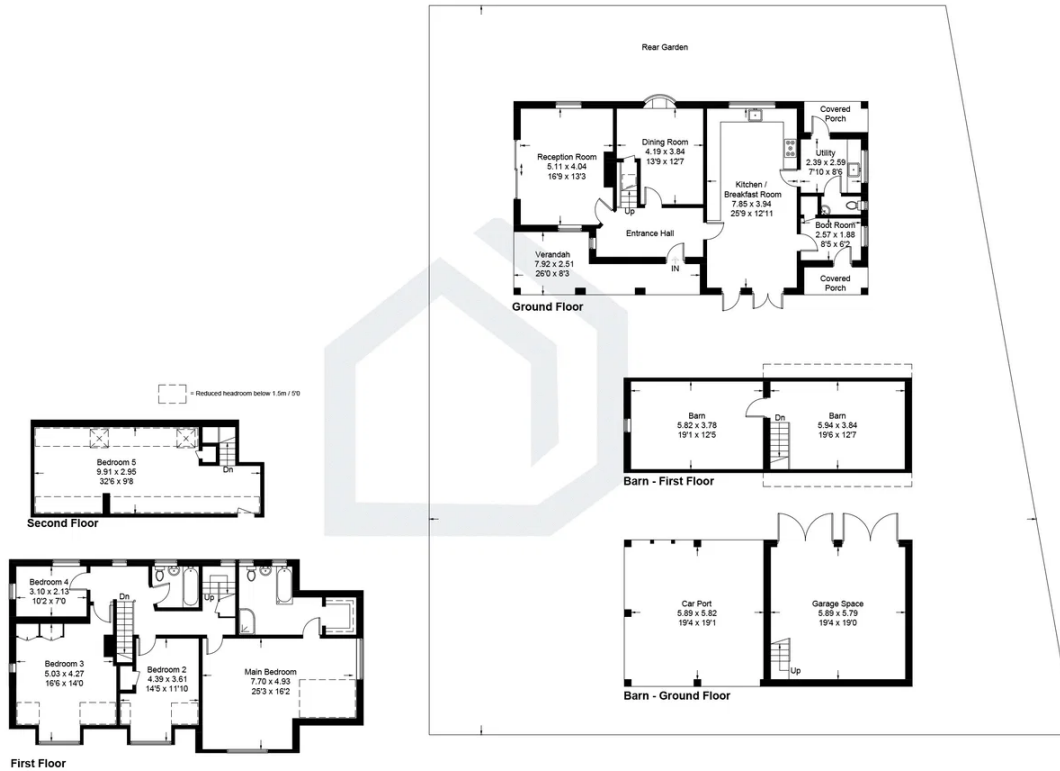


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242708)

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Outside, there is a gorgeous veranda for enjoying cool summer shade or watching the rain. Surrounding the house itself are beautiful, established flower beds. Between the large driveway and attractive oak-framed barn there is plenty of parking for multiple cars.

The barn has two storage rooms above and offers fantastic potential to convert into an annexe (subject to planning). Forest Lodge is a very special family home, brimming with charm and potential, set within one of Surrey's most beautiful and tranquil locations.

Opportunities like Forest Lodge come once in a generation, more than a house – it is a sanctuary, wrapped in woodland and steeped in tranquillity.

The Horsleys are central to several excellent private and state schools, including St Theresa's, The Howard of Effingham, Cranmore and The Raleigh School. The delightful village of East Horsley offers a good range of shops and amenities with access to London (Waterloo) in about 45 minutes. Horsley Station 2 miles, Cobham 5 miles, Guildford 6 miles, Central London 24 miles, A3 4.5 miles, M25 (J10) 5.5 miles (All distances are approximate).



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