

WILLOW HOUSE

WOODLAND DRIVE ♦ EAST HORSLEY ♦ KT24 5AN

DESCRIPTION

Willow House is a magnificent new build residence being constructed in Woodland Drive, arguably East Horsley's premier private road. This impressive tree lined avenue provides a prestigious location and is only a few hundred yards walk from the charming shops of East Horsley and the mainline train station providing frequent services to London Waterloo and Victoria. Willow house will occupy a well proportioned plot of 0.637 acres. The partially elevated site will wrap around this elegant home, built to a traditional style with red brick and tile elevations with twin gables and a double garage linked via walkway with an additional staff flat/office above. The imposing entrance hall has access to all four grand reception rooms whilst the superb kitchen/breakfast/family room will be fitted with high quality cabinets with top quality integrated appliances amidst granite work tops. There will be double doors leading onto the terrace and extensive gardens beyond. On the first floor there are four bedrooms, two of which are en-suite including an outstanding master bedroom with a separate sitting room and doors to a private balcony complimented by his and hers separate bathrooms and a large bespoke dressing room. The second floor has a fifth bedroom suite and a generous games room. Horsley is renowned for its family and community feel. It is an ideal location for a commuter with the A3 and M25 only a few miles away. The area has an array of excellent state and private schools covering all age groups. There are a number of recreational facilities including the popular local tennis club, numerous golf courses and thousands of acres for riding and walking within the countryside.



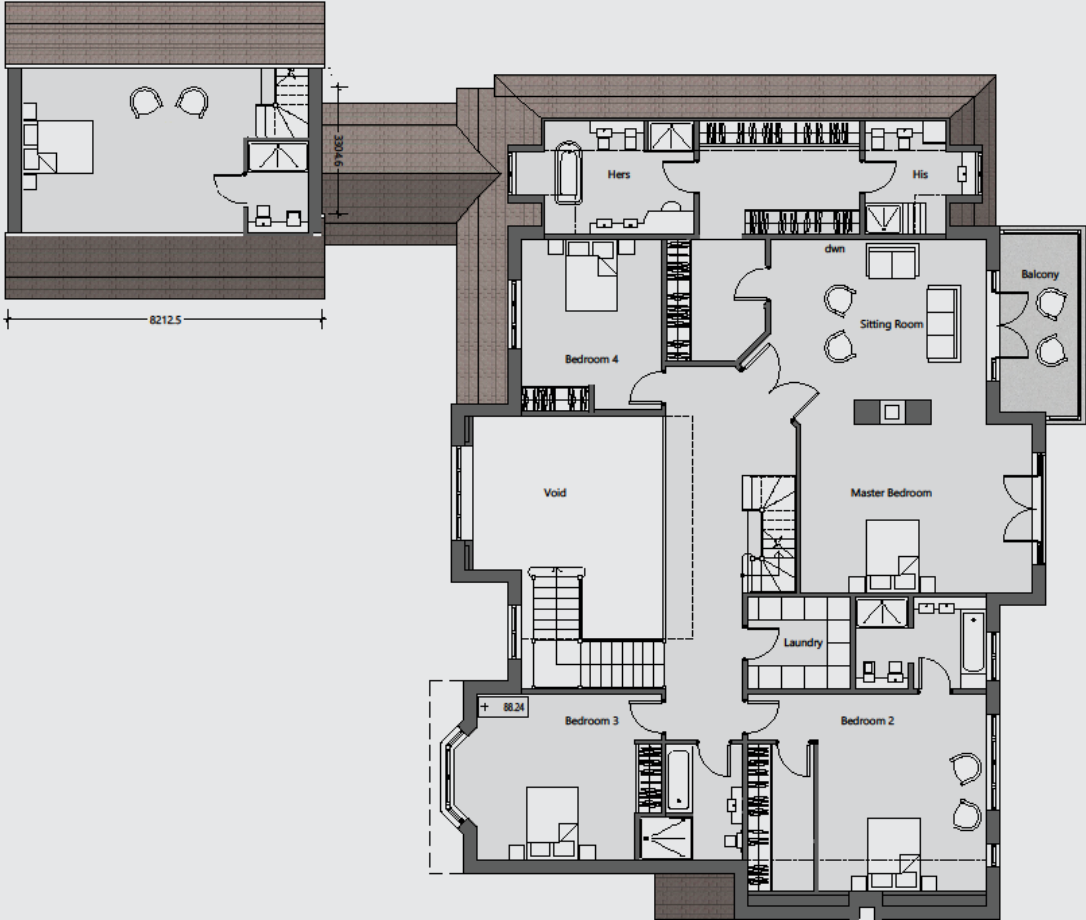




FLOOR PLANS



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KITCHEN

- ◆ Luxurious kitchen by Martin Moore with a full range of appliances including a Wolf Range Cooker, Sub Zero fridge freezer and Miele Ovens.

HEATING, ELECTRICAL AND AUDIO VISUAL

- ◆ Underfloor Heating with zoned thermostats to Ground & First Floor
- ◆ Radiators to Second Floor
- ◆ Heated Towel Radiators to all bathrooms
- ◆ Whole House Mains pressure booster system
- ◆ Megaflo or equivalent mains pressure hot water system
- ◆ Low voltage LED downlights throughout
- ◆ Mood Lighting
- ◆ Solar PV panels capable of generating 3.5kw of 'free' electricity
- ◆ Cat5/6 cabling throughout which enables data, audio and high definition video sources to be centrally located and distributed to all data points.
- ◆ TV/Data points to Hall, Family room, TV Room, Drawing Room and all Bedrooms
- ◆ External weathershield power sockets
- ◆ External water taps

FINISHES

- ◆ A mix of Porcelain floor tiles and Engineered Walnut Flooring (suitable for underfloor heating) to ground floor and paint finish
- ◆ Carpets throughout all remaining areas
- ◆ Limestone Fireplace to Drawing Room
- ◆ Porcelanosa tiled floors and walls to all Bathrooms
- ◆ Grand Main Staircase
- ◆ Feature moulded Internal Doors with designer door furniture
- ◆ Large profile skirting and architrave
- ◆ Large profile plaster cornice to all main areas
- ◆ Built-In Wardrobes to all bedrooms
- ◆ Built in bespoke dressing room to Master Bedroom

BATHROOMS

- ◆ A comprehensive mix of luxury vanity units, Villeroy Boch sanitary ware and Hansgrohe fittings

EXTERNAL

- ◆ Driveway in porous decorative wearing course with granite sett edging
- ◆ Rear garden to have timber sleeper wall, forming a planting bed gradually sloping to ground level and providing large level lawn areas

- ◆ Large patio area running full length of the rear of the house
- ◆ Front and Rear Gardens to be turfed with selected low level border planting
- ◆ Electronic remote controlled garage doors
- ◆ Electronic entrance gates to driveway area with security video link connected to main house

GENERAL

- ◆ Self contained annex with bathroom and kitchenette over garage
- ◆ 10 year House Builders Warranty