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1933



Inwood Cottage, Forest Road

East Horsley, Surrey KT24 5EY



A substantial & stylishly presented 5 bedroom family home, with a wonderful contemporary feel and high quality fittings throughout, situated in generous gardens. Wonderful kitchen/dining/family room and large bedrooms provides generous space for family living. Within a mile of both Horsley shops and station and Effingham Station. No onward chain.









Inwood Cottage, Forest Road

East Horsley, Surrey

We are delighted to offer for sale this exceptional family home, beautifully presented throughout and thoughtfully designed to combine stylish contemporary living with the charm and character of its 1930s origins. The property has undergone a comprehensive, ground-up restoration by the current owners, resulting in an impressive five-bedroom, four-bathroom family home.

From the moment you step inside, the quality of the finishes and the remarkable sense of space and natural light are immediately apparent. The ground floor features a superb double-aspect lounge and dining room with stone-surround open fireplace.

At the heart of the property is the comprehensively equipped open-plan kitchen and living area. Designed with family life and entertaining very much in mind, this impressive space forms the true 'hub of the home', with generous areas for dining and relaxing and wonderful views across the extensive gardens. A number of additional, highly practical rooms are conveniently arranged off the kitchen, including a study enjoying views over the garden, a shower room with WC, utility room and a useful boot room with direct access from the front of the house.

Completing the ground-floor accommodation is a further reception room, offering excellent flexibility and currently lending itself equally well to use as a home office, playroom or additional family room.

The first floor provides five well-proportioned bedrooms, including a superb principal bedroom suite, with an en-suite shower room and dressing area, positioned away from the remaining bedrooms.

The guest suite enjoys its own private bathroom, while a further family bathroom serves the remaining bedrooms. Both bathrooms have been recently renewed.

Outside, the property is set within lovely grounds and is positioned beyond an excellent sized gravel driveway which provides visitor parking and access to the integral Garage with side door. The rear gardens are principally laid to lawn with a large expanse of terracing accessible from Kitchen/Dining Room and enjoying a South Easterly aspect.

The highly rated Howard of Effingham Schools is nearby, while for the commuter the stations of Horsley and Effingham Junction are virtually equidistant, being less than a mile walk away, A wonderful choice of other amenities for both education and recreation abound in the area including Golf, Tennis and Cricket, along with the Surrey Hills and Effingham Common both being close to hand for miles of beautiful countryside virtually on the doorstep.

An internal viewing is highly recommended of this exceptional home.

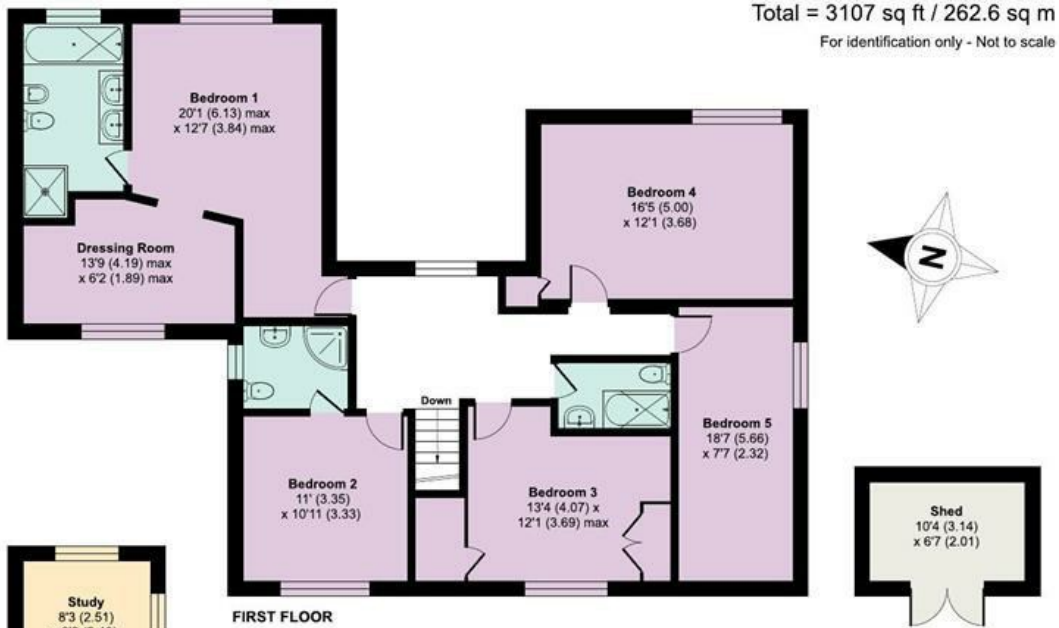


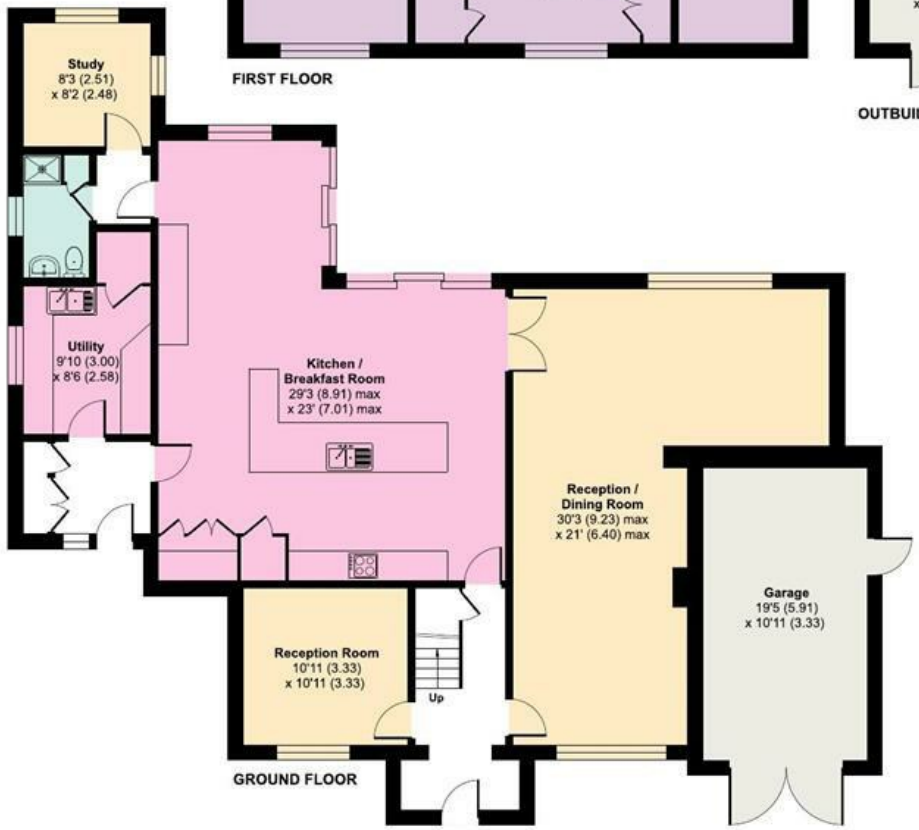






Approximate Area = 2827 sq ft / 262.6 sq m
Garage = 212 sq ft / 19.6 sq m
Outbuilding = 68 sq ft / 6.3 sq m
Total = 3107 sq ft / 262.6 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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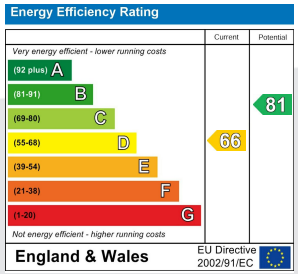





DIRECTIONS

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 along for approx 1/2 mile where the driveway to Inwood Cottage will be found 3rd on the right after the turning into Heath Way. what3words: ///models.dairy.whips

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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