

THE MODERN HOUSE



West Horsley, Surrey
£1,400,000 Freehold

Little Cranmore Lane

The prismatic shape of this four-bedroom house in West Horsley, Surrey cuts a distinct profile amid its green surroundings and lovely garden. Externally the geometric proportions only hint at the voluminous spaces inside. The house is flooded with light throughout the day, care of carefully placed glazing at every aspect. Despite its leafy feel, the house is well-placed for transport into London, with trains running to Clapham Junction and London Waterloo from Horsley Station in around 40 minutes.

The Tour

Approached via a quiet lane, the house is at the end of a large driveway lined with trees; there is plenty of parking. Its red-brick façade, metal detailing and wood cladding come together to form a thoroughly contemporary profile that is rooted firmly in its arboreal plot. From here is the front door, slightly recessed and with a grey frame and frosted glazing that sets the tone for the contemporary interiors beyond.

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Entry is to the open-plan living, dining and kitchen room to the left, an immaculate space with vaulted ceilings and exposed glulam beams. Its sculptural quality is enhanced by white-painted walls, in turn animated by the natural light from copious glazing, including through electric Velux windows above. Along one side, double-height garden-facing glazing frames a backdrop of greenery.

Connections between inside and out are strong: the living space is arranged in front of a bank of sliding doors to the outside, opening fully to allow in a breeze during the warmer months. The dining space is behind, although the versatility of the plan allows for flexible arrangement. The adjacent kitchen has been formed with clean-lined white cabinetry and countertops in a U-shape that delineates the space while maintaining its flowing, circular feel. From here is a neat utility/boot room.

At the other end of the ground floor are three of the house's four bedrooms, a WC and a family bathroom with a bath and walk-in shower. The bedrooms each have a distinct feel and views of greenery outside. The largest bedroom has double sliding doors to the garden, bringing in light and tranquil views; the smallest is presently used as a study.

Up a flight of stairs is a landing, which leads to generous eaves storage, and a further bedroom and bathroom with a bath, lit from above by a skylight. Twin Juliet balconies make the bedroom a bright, airy space, only added to by more skylights above.

Outside Space

Generous outdoor space surrounds the house, thoughtfully divided into spaces for various purposes. The main south-facing lawn is separated from the driveway by a hedge with an arch cutout, creating an easy sense of flow while subtly demarcating the plot. An elegant Willow tree is planted centrally, creating a shaded spot to sit beneath during the summer months; a variety of other mature trees are dotted around the garden's walled perimeter.

At the end of the garden closest to the house is a Yorkstone terrace, divided from the internal plan by sliding doors. With plenty of space for a dining set-up, it makes for easy and casual summertime hosting.

There is a separate carport, with a studio/garage attached.

The Area

West Horsley is a quiet village perhaps best known for the Grade I-listed manor house West Horsley Place, nestled in the greenery not far from the house, now home to a renowned Opera. From the village, Guildford is around six and a half miles south-west, Dorking around 8 miles south-east and Leatherhead just over 7 miles to the north-east.

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For day-to-day needs, the West Horsley is well-equipped with a post office, a local shop and the lovely Charcuterie Box, which stocks an impressive array of British and continental cured meats and cheeses. The village is also surrounded by beautiful and expansive green spaces, with the Surrey Hills AONB, which encompasses Box Hill, nearby. Within easy driving distance are a handful of National Trust properties, as well as other cultural sites including The Hannah Peschar Sculpture Garden and Watts Gallery – Artists' Village.

There are several excellent schools in this part of Surrey, including The Raleigh School, an Ofsted "Outstanding"-rated primary school a four-minute drive or 25-minute walk from the house. Private options nearby include Cranmore School and Manor House Preparatory School.

Rail connections to London are swift from Horsley, an 8-minute drive, 30-minute walk or 7-minute cycle away. Trains arrive at Clapham Junction in 40 minutes, where connections to London Victoria take 8 minutes. Overground connections from here run both east and west of the city. The A3, A24 and M25 are all within easy reach too, for travel into the capital and to the beautiful national parks and coastline the South East offers.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.