



Tethers End, Beech Lane
Normandy, Surrey GU3 2JH
From £975,000 Freehold



Tethers End is a remarkable four bedroom detached property situated on the outskirts of Normandy village in a private and quiet location.

Set on a plot measuring approx 0.5 acre, this home provides a tranquil and beautiful natural setting. Spanning over two floors, the house offers well-maintained family accommodation, boasting a total area of over 2,400 sq ft. Separate from the house there are 2 garages, a workshop, and store-room spanning an extra 1,000 sq ft. To truly grasp the size and potential of this property, it is highly recommended to arrange a viewing.

Tethers End, Beech Lane



Upon entering through the front door, you are greeted by the main hub of the house, a large double-height living room. The high ceiling creates a sense of spaciousness and grandeur, allowing plenty of natural light to fill the room. The living room serves as a central gathering space for family and friends. One of the prominent features of the living room is the brick fire place with a Clearview stove and also French doors that lead out to the front garden. Open the doors on pleasant days to enjoy fresh air and extend your living space outside. From the living room, steps lead up to the kitchen dining area.

A functional and social area for meals and entertaining.

Tethers End, Beech Lane



The kitchen is equipped with modern appliances, ample counter space, and storage cabinets. The dining area is situated adjacent to the kitchen, allowing for easy access and a seamless transition between cooking and dining. A comfortable and inviting space to enjoy meals with family and friends. Off the kitchen is a very pleasant Sun room. A bright and inviting space with large windows that let in plenty of natural light. It offers a peaceful and relaxing atmosphere, making it the perfect spot to enjoy your morning coffee. You can sit back, relax, and start your day off on a positive note.

Continuing through the property, you'll discover a well appointed double bedroom with an en-suite bathroom. This bedroom offers a comfortable and private space for guests or family members. The window in this room provides a view of the back garden, allowing natural light to filter in. Adjacent to the double bedroom, there is a single bedroom, although smaller in size, this bedroom still offers a cosy and inviting space for a child or guest, or a home office. Additionally, there is a



convenient cloakroom with WC and shower. This provides an extra bathroom facility on the ground floor, ideal for guests or for quick freshening up.

For those in need of a dedicated workspace or a potential additional bedroom, there is a study available. This room can be easily transformed into a fifth bedroom if desired, providing flexibility to adapt the space to your specific needs. A staircase leads you up to the master bedroom. This spacious and private retreat is located on the first floor, offering added privacy and tranquility. Furthermore, it offers an abundance of under eaves storage. The master bedroom is accompanied by an en-suite bathroom.

Tethers End, Beech Lane

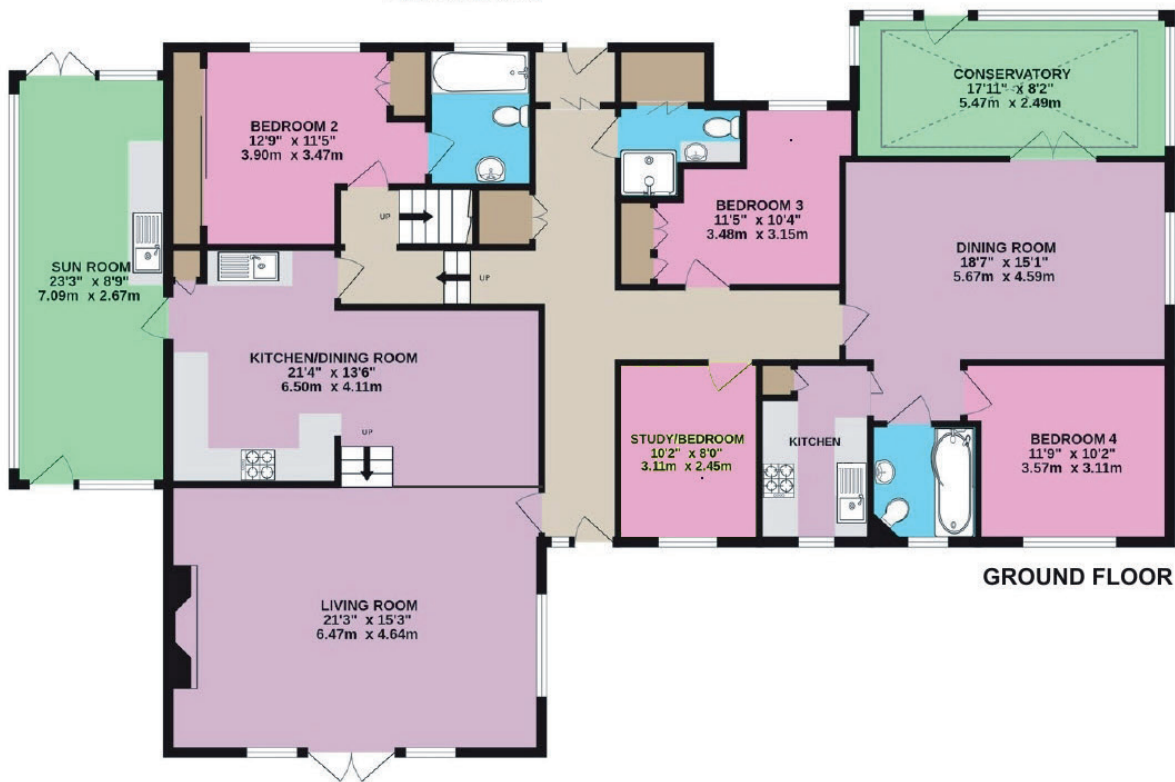


Prior to the vendors' ownership an annex was created. This annex has now been fully integrated back into the main house, offering additional living space and versatility. The annex features a fourth bedroom, providing extra accommodation for guests or family members. With its own bathroom, it offers privacy and convenience. In addition to the bedroom and bathroom, the annex also includes a fully fitted kitchen. This allows for independent living within the house, making it an ideal space for grandparents or older children who desire their own space. The annex also boasts a good sized reception room, which is currently used as a formal dining room. This room provides a spacious and elegant setting for hosting dinner parties or enjoying family meals.

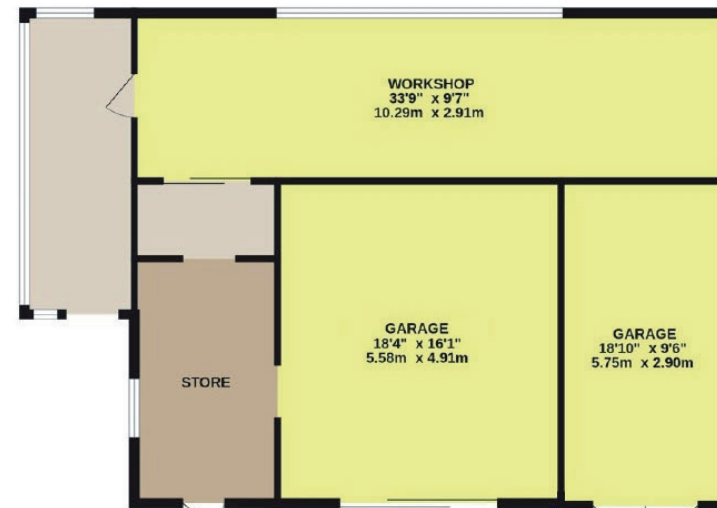
The rear garden is attractive and private, offering a serene outdoor retreat. As well as a lawn area, to enhance outdoor living, there is a paved patio area in the garden. This patio serves as a perfect spot for outdoor entertaining, allowing you to host gatherings or simply enjoy the summer sunshine in a comfortable setting. Beyond the house, you'll find a spacious triple garage and workshop. This provides ample storage space for vehicles, tools, and other equipment. Whether you have multiple cars, or boats, there is plenty of room to park and store them securely. The building is a versatile area that can



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Tethers End, Beech Lane

Approx. Gross internal floor area 223.5 sq m ~ 2406 sq ft



Please note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.