



**Connells**

Hookwood Cottages Reigate Road  
Hookwood Horley



# Hookwood Cottages Reigate Road Hookwood Horley RH6 0AY

for sale  
**£750,000**



## Property Description

The current owners have thoughtfully extended the property to create a self-contained annex, perfectly suited for an older family member, independent teenager, guest accommodation, or even an Airbnb venture. The annex boasts its own private front door, a comfortable bedroom, a modern wet room, and a useful kitchenette area-providing complete independence while still being connected to the main home if desired.

The main house is equally impressive, offering a welcoming living room, a generous kitchen/diner ideal for family meals and entertaining, and a practical boot room. A downstairs cloakroom adds convenience to the ground floor layout. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, making it an ideal home for growing families.

A driveway to the front provides parking for multiple vehicles, while the rear garden offers a fantastic mix of patio, lawn, and decked seating areas-perfect for summer gatherings, outdoor dining, or simply relaxing in the sunshine.

Well maintained and attractively decorated throughout, this home is ready to move into and enjoy. Its quiet, tucked-away location offers a sense of peace and seclusion, while still being within easy reach of local amenities, schools, and excellent transport links.

This is a rare opportunity to acquire a home that not only provides comfortable family living but also the flexibility to generate income or accommodate multi-generational living in style.



## Entrance Hall

## Lounge

15' 1" x 10' 9" ( 4.60m x 3.28m )

## Dining Room

11' 10" x 11' 8" ( 3.61m x 3.56m )

## Kitchen

18' 2" x 9' 8" ( 5.54m x 2.95m )

## Boot Room

16' 1" x 3' 8" ( 4.90m x 1.12m )

## Annex bedroom

11' 10" x 8' 10" ( 3.61m x 2.69m )

## Annex Kitchenette

11' 10" x 8' ( 3.61m x 2.44m )

## Landing

## Bedroom One

11' 10" x 10' max ( 3.61m x 3.05m max )

## Bedroom Two

11' 11" x 9' 9" ( 3.63m x 2.97m )

## Bedroom Three

8' 8" x 7' 8" ( 2.64m x 2.34m )

## Bathroom



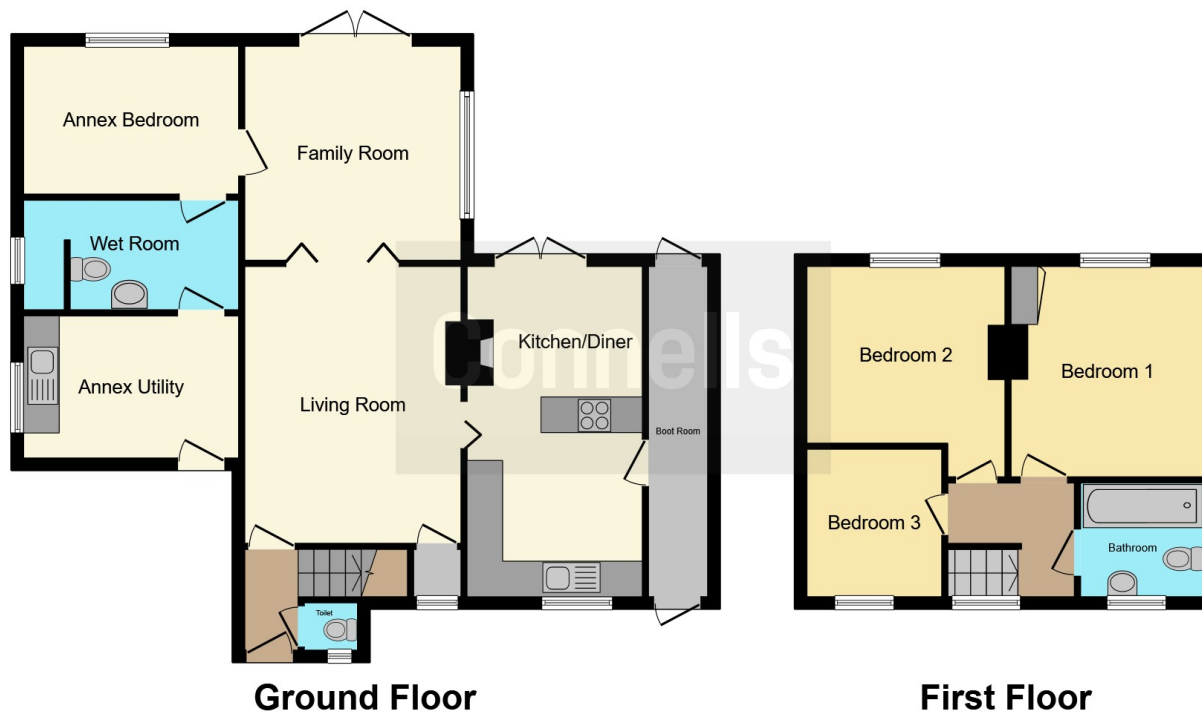












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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30 High Street  
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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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