



HENSHAWS

Hook House, Shere Road, West Horsley,
Leatherhead, Surrey, KT24 6ER
£1,995,000 Freehold

Directions

From our offices take the Ockham Road South for about one mile and turn left along the A246 towards Guildford. At the Bell & Colvill roundabout, a little over a mile away turn left into Shere Road. Proceed up Shere Road for 0.9 mile and the private driveway on the right hand side will lead to Hook House.

Local Authority

Guildford Borough Council: 01483 505050

Approximate Gross Internal Area 3303 sq ft - 307 sq m
Ground Floor Area 1546 sq ft - 144 sq m
First Floor Area 1400 sq ft - 130 sq m
Garage Area 357 sq ft - 33 sq m



Energy performance certificate (EPC)			
Click here to view the full EPC report	Energy rating	F	Valid until 14 November 2025
Property type	Detached house	Address	14 November 2025
Total floor area	233 square metres	Address	14 November 2025
Rules on letting this property			
1 You may not be able to let this property			
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can view details of exemptions on the government website: https://www.gov.uk/government/consultations/energy-ratings-for-rental-properties			
Properties can be let if they have an energy rating from A to E. You could make changes to improve the property's energy rating			
Energy rating and score			
This property's energy rating is F. It has the potential to be C.			
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales, the average energy rating is D, the average energy score is 60.			
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For properties in England and Wales, the average energy rating is D, the average energy score is 60.			

Ref: EH2520



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HENSHAWS

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A fabulous character family home situated in an area of outstanding natural beauty, occupying a large plot in excess of half acre with some of the finest and far reaching views in the area

THE PROPERTY Occupying an elevated position with some of the finest far reaching views over the Surrey Hills, an area of outstanding natural beauty, we are delighted to offer this wonderful 1920's built family home. The property is approached from a private driveway and offers light and airy accommodation throughout on a plot in excess of half an acre. On entering Hook House, there is a spacious reception hall with oak flooring, and double doors to the large formal drawing room with a feature fireplace and double doors to the light and airy orangery, a stunning room with sublime rural views, with sitting and dining areas plus glazed double doors out to the patio and garden. The traditional kitchen is well equipped with both an Aga and separate electric oven, granite working surfaces, breakfast area and glazed double doors to the rear terrace and garden. To the side a door leads to the large family room/snug, a further room benefiting from the wonderful views. A good size utility room, cloakroom and study complete the ground floor accommodation. The first floor has five excellent bedrooms, one of which is accessed through bedroom two and could be used as a dressing room or nursery. There is a shower room between these two rooms. The principal bedroom benefits from a stunning vista, excellent wardrobe space and an en-suite bathroom. The two further double bedrooms have the use of the family bathroom with a large bath and separate shower. Off the landing there is a substantial balcony that is ideal for watching the setting sun and taking in those breath-taking views. The landscaped gardens are an absolute delight and are designed to maximise the rural environment and enjoy the sun all day long. There is also a lovely pergola, grape vine and large patio area, together with an attached double garage.

