



Hookstile House
Byers Lane | South Godstone | Surrey | RH9 8JH

HOOKSTILE HOUSE





KEY FEATURES

- A magnificent south-facing Country House with extensive accommodation over 2 floors, with a large and useful basement, totalling c 7158 sq ft set within c 21 acres of stunning Surrey countryside with far reaching views towards the Sussex hills
- Approached through automatic gates and a private drive the property offers privacy and security combined with convenience
- Exceptional opportunities for equestrian and other sports and recreational pursuits, including heated swimming pool and a sports lawn offering tennis, badminton, croquet, football, cricket and putting and so many ways to enjoy lifestyle pursuits
- Extensive outbuildings to include 6 stables, garage and indoor games room for table tennis, table soccer and children's parties—which could alternatively be used as an office, Pilates studio etc
- Comprehensive suite of basement rooms, previously used as offices, now arranged as a wine cellar, workshop, and gymnasium, with space for storage, and direct access to the garden
- A truly classical country house, architect-designed and built to a high standard in the 1970's, combining a Victorian style external facade leading to a charming Georgian layout ideal for entertaining and as a family house
- Breathtaking southerly views over wonderful grounds incorporating orchards, flower gardens, spectacular specimen trees and a simply idyllic pond featuring a willow on an island
- A close study of the remarkable floor plans reveal much larger than average accommodation offering a multitude of opportunities for a versatile and luxurious lifestyle
- Highly convenient road and fast rail links to central London (Victoria & London Bridge) and Gatwick Airport
- An extensive array of historic pubs and sophisticated restaurants, alongside the convenience of direct access to a comprehensive network of foot and bridle paths including the North Downs Way & National Trust delights nearby
- In summary, this is a unique opportunity to acquire a magnificent Country House with truly marvellous grounds and equestrian facilities Your dreams become reality!









KEY FEATURES

An Exceptional 6-Bedroom Country House with Outstanding Lifestyle Amenities

Set within approximately 21 acres of breathtaking Surrey countryside, including pasture and woodland, this magnificent country residence offers over 7,100 sq ft of elegant living space arranged across two floors and a basement, with spectacular southerly views towards the Sussex Hills.

Designed with a Victorian-style façade and Georgian-inspired layout, the accommodation includes six spacious bedrooms, three reception rooms and three bathrooms, and a large kitchen and breakfast area, offering exceptional flexibility for family life and entertaining.

The beautifully landscaped grounds feature orchards, specimen trees, flower gardens and a serene pond. Lifestyle and sporting facilities abound, including a heated swimming pool and a sports lawn for tennis, badminton, croquet, cricket, football and putting, along with six stables, paddock, a garage, and an annexe/indoor games room. The basement level offers a wine cellar, gym, workshop and ample storage.

Perfectly located for both rural tranquillity and urban convenience, with excellent links to London and Gatwick Airport, and rail services to Sevenoaks, Tonbridge and Redhill. School buses stopping nearby serve both local State and private schools.

Direct access to the extensive network of footpaths and bridle ways.

A rare opportunity to acquire a substantial and beautifully appointed country home in a truly idyllic setting.







SELLER INSIGHT

“It was the light and airy hallway, with its views South across lawns, fields and woods to the Sussex hills that first excited us—but when we stepped out into the garden and looked back we saw the beautiful proportions of the house. Inside we found that every principal room and every bedroom enjoys views over the garden, with some rooms bathed in early morning and others enjoying sunsets.

“We saw at once that this combination of large south-facing rooms and extensive fields would provide an ideal family home. Later, as our daughters grew up we acquired horses and ponies that could be stabled close to the house or turned out into the stable paddock or fields. We built a cross-country course in the bluebell wood where our daughters and the Pony Club had lots of fun. Our beloved black Labrador had two litters of puppies in one of the stables; we commemorated her in the weather vane on the roof, where she looks out over the garden and fields that she loved. When the children were small we organised Easter egg hunts and quizzes in the garden. On the sports lawn we have played tennis, badminton, putting and football. To instal a swimming pool we chose a sheltered site and enclosed it so it would be safe and out of sight in the winter months.”

Hookstile Farm is named on old maps of Surrey and this was the centre of a major estate. In 1866 the farmhouse was replaced by a Victorian mansion; the Hazeldine family who built the house laid a foundation stone which has been incorporated into the current house. Although the Victorian house was demolished, history survives in the garden, which reflects the changing tastes of its many gardeners, with a tall cedar that the Georgians liked to plant, a Wellingtonia that the Victorians planted and mature oaks. The retaining wall above the sports lawn is made from the scorched interiors of brick kilns that were common in the area. An orchard provides apples and plums.

“Everyone is surprised to learn that the house was built in the 1970s” say the owners. “It combines a Victorian style entry with a Georgian layout and southern elevation, but has all the benefits of a modern house built to a very high standard.”

“The local area has much to offer and easy connections to London and Gatwick Airport. We normally shop in Oxted and have commuted from there on fast trains to London Bridge or Victoria stations. There is a large Morrison and a smaller Waitrose and Sainsbury's in Oxted, and we also shop at the large Waitrose stores in Horley or Caterham. Excellent meat and game can be bought from James in Smallfield (where there is also an excellent greengrocer and Co-op) or from Will and Amy in Outwood. Within a small radius are historic pubs and sophisticated restaurants. We have direct access to the huge network of paths and bridle paths that extend for miles including farmland and woods owned by the National Trust and the North Downs Way. The Bell, a historic pub and restaurant next to the famous windmill at Outwood Common, is a nice walk through woods and fields.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















LOCATION

Godstone is a pretty village with conservation areas featuring numerous old timber-framed buildings plus many pretty brick-built houses and a picturesque green with a duck pond. The Blindley Heath Site of Special Scientific Interest, the Greensand Way and the North Downs Way all pass through areas of Godstone. Leisure amenities within the general area include Tandridge Golf Club, Tandridge Priory Riding School and Limpsfield Tennis Club. Godstone railway station provides services between Redhill and Tonbridge while Oxted has a railway station with services to London Victoria and London Bridge plus shops, coffee bars, cinema, leisure centre and restaurants. There is excellent road access to Gatwick Airport and the M23 & M25 for the wider motorway network, London and the south coast.

Godstone Station	1.7 miles
Horley Station	5.9 miles
Oxted Station	6.2 miles
Redhill station	8.1 miles

All distances and timings are approximate.





INFORMATION

Council Tax: Band H

EPC Rating: Band E

SERVICES

Mains Gas

Mains Electricity

Mains Water

Private Drainage - consult your legal adviser for advice

Heating: Gas

Heating: Radiators

Water Heating: Gas

Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

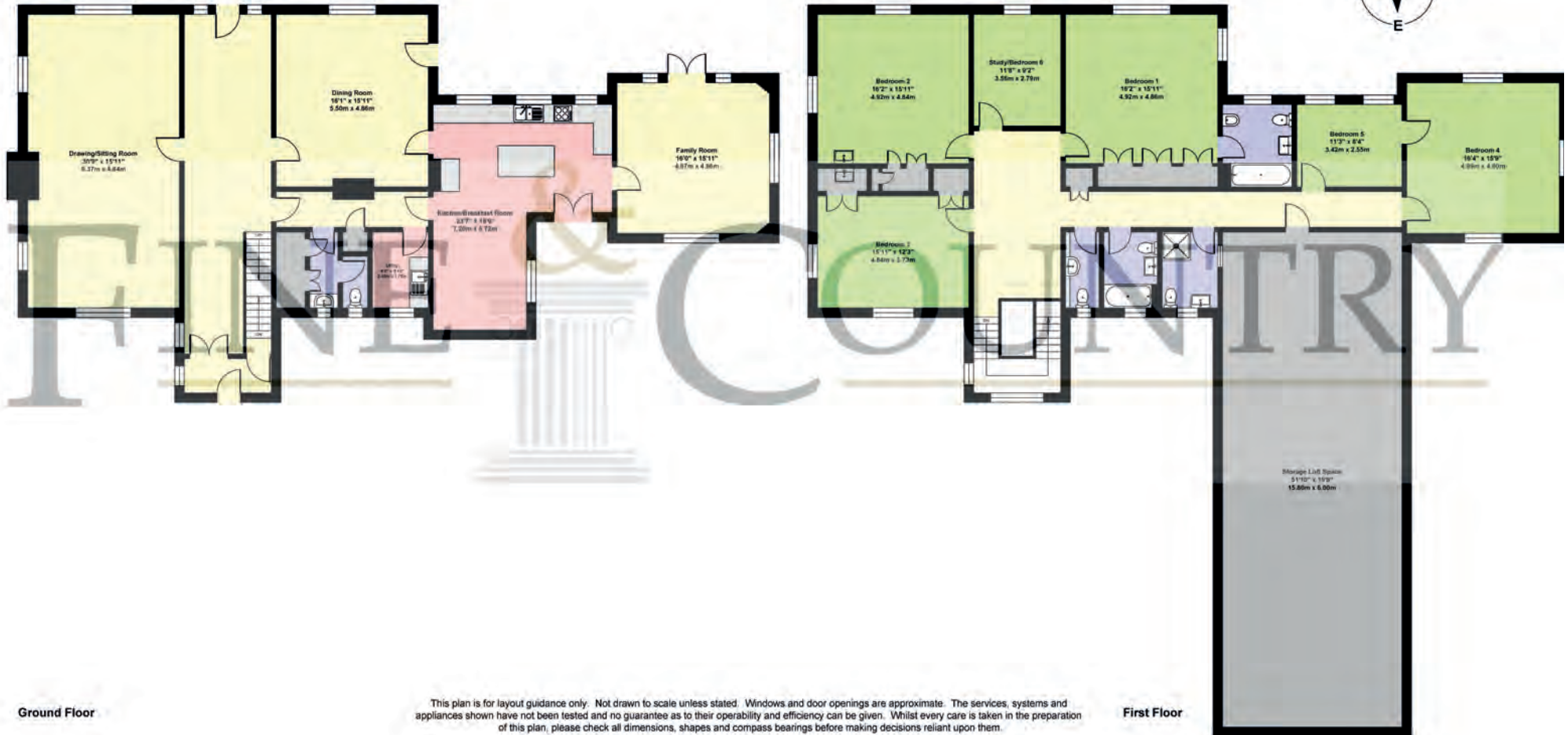
Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

VIEWINGS - By appointment only with Fine & Country Reigate & East Grinstead. Please enquire and quote ARA230029



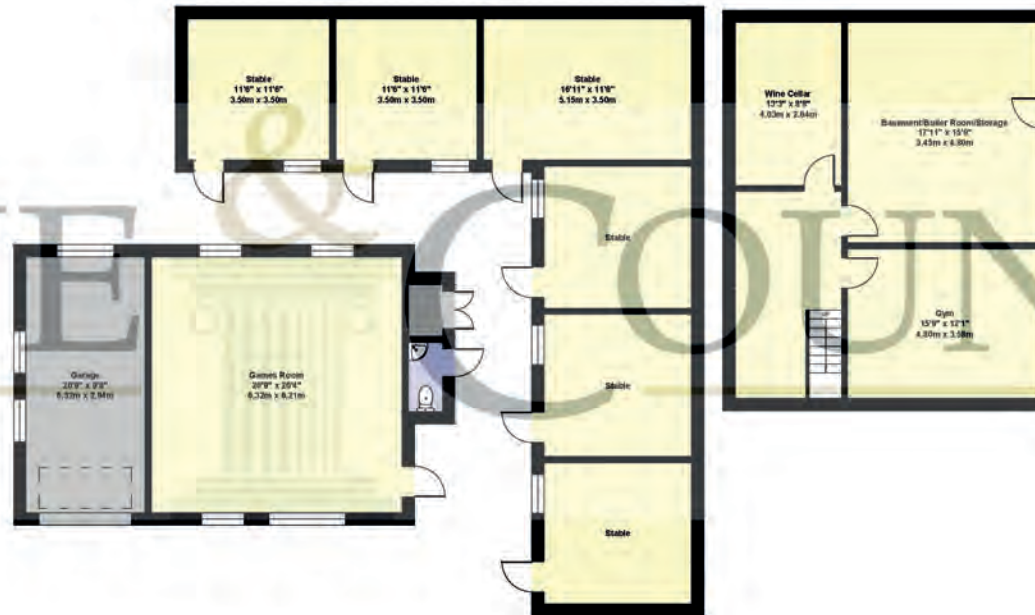
Hookstile House, Byers Lane, South Godstone, RH9 8JH

Approximate Gross Internal Area
7158 sq ft - 665 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Hookstile House, Byers Lane, South Godstone, RH9 8JH Approximate Gross Internal Area 7158 sq ft - 665 sq m



Garage

Outbuilding

Basement/Cellar

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Reigate and East Grinstead on



Fine & Country Reigate and East Grinstead
Chancery House, 3 Hatchlands Road, Redhill, Surrey RH1 6AA
01737 789177 | reigateandeastgrinstead@fineandcountry.com

