

# Wills & Smerdon

Sales • Lettings • Management



Little Birches, Hooke Road  
East Horsley, Surrey KT24 5DX





A spacious detached family home in a tranquil Private Road setting with 0.216 Acre West facing grounds, just a 0.7 mile walk from the Station and shops.





## Little Birches, Hooke Road East Horsley, Surrey

We are delighted to bring to market this beautifully presented family home set in one of the favoured Private Road locations in the village.

Meticulously cared for internally, the accommodation is laid out perfectly for modern day lifestyle requirements.

Beyond the spacious hall with guest cloakroom, the hub of the home is the Shaker style kitchen/dining room complete with granite worktops and all the usual appliances with double door access to the garden from both the kitchen and dining areas. Beyond this is the essential utility room, also benefiting from garden access.

The double aspect lounge has a lovely focal point period style fireplace, with an additional reception room, ideal for use as a separate TV/Family room or large office.

On the first floor are 4 excellent sized bedrooms which include a main bedroom suite with dressing area and en-suite bathroom, and the family bathroom with separate shower completes the upstairs spaces.

Outside, the property is approached via a gravel driveway providing ample visitor parking and access to the integral garage. To the rear, there is a paved sun terrace to take full advantage of the Westerly aspect, which leads onto formal lawns, with mature planting and fence boundaries.

For anyone new to the area, Hooke Road is a highly regarded Private Road location, enjoying a tranquil, child-friendly environment being within a stones throw of Effingham Common, only a 0.7 mile walk to Horsley village with its main shopping parade and Station (Waterloo 45 mins) and the A3 & M25 both close to hand, with Heathrow and Gatwick airports being equidistant. The area also benefits from an excellent range of both Private and State Schools.

Tenure: Freehold Guildford Borough Council Tax Band: G

Utilities: All Mains services connected.

Annual Road Service Charge: £210 for year ending 06/2024



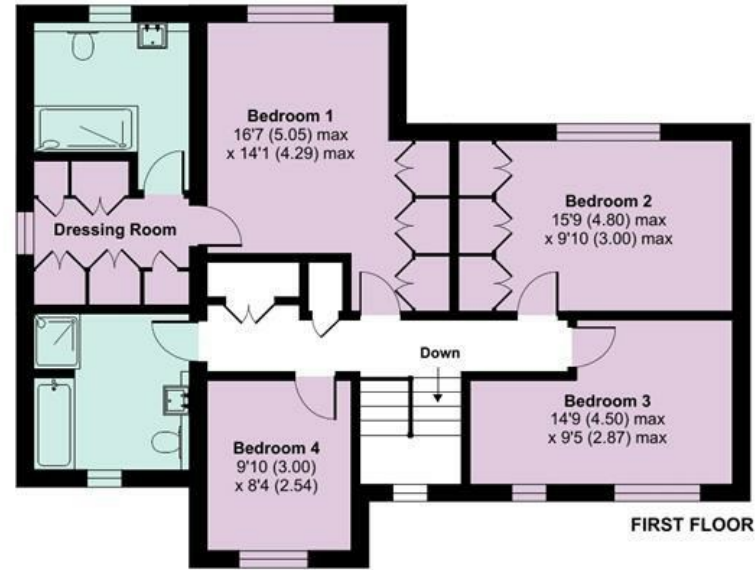


Approximate Area = 1892 sq ft / 175.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 2036 sq ft / 189.1 sq m

For identification only - Not to scale





## DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South turning left into Forest Road after approx. 0.3 mile. Continue along Forest Road, taking the 5th turning on the right into Nightingale Road. After approximately 250 yards turn left into Hooke Road and continue for approx. 300 yards where the driveway to Little Birches will be found on the left.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

