



Kingswood, Hooke Road  
East Horsley, Surrey KT24 5DX







A comprehensive 5 bedroom detached family home with 3 bath/shower rooms and West facing gardens, situated in this premier private road location just a 0.7 mile walk to the Station and shops.







## Kingswood, Hooke Road

### East Horsley, Surrey

We are delighted to bring to market this substantial detached family home, situated at the very end of this highly regarded and tranquil Private Road location, just a 0.7 mile stroll from Horsley Station (serving Waterloo & Guildford) and main shopping centre.

Once over the threshold, the reception hall with guest cloakroom leads seamlessly through to both the formal and informal spaces of the home, which include a triple aspect lounge with open fireplace and access to the rear gardens via the Al Fresco dining area, along with two further separate reception rooms currently arranged as a formal dining room and TV room.

The comprehensively equipped kitchen/breakfast room has granite work tops, a breakfast seating bar and large range style cooker. Beyond the kitchen is the all-important utility room, with ample storage, appliance plumbing and useful access to both the front and rear gardens ideal for handling any muddy boots & paws! The ground floor spaces are completed by a large bedroom/annexe space directly accessible via the reception hall, complete with its own en-suite shower room and side access, which makes for a number of different uses to fit the lifestyle needs of the next owner.

On the first floor the spacious landing with galleried return serves the 4 well-proportioned bedrooms and 2 bath/shower rooms of which one is en-suite.

As with any family home the outside spaces are just as important as the interior and this home delivers on both. To the front of the house is large block paved driveway and side access to the West facing rear gardens which are worthy of very special note. Expertly landscaped, the outside spaces include a covered Al Fresco dining space accessible from the lounge with a further South facing seating area, and a meandering path dissecting the lawns which in turn leads to a summerhouse and a substantial timber outbuilding, currently a workshop but perfect for a Work from Home office, all of which enjoy excellent privacy from the mature boundary hedging..

An additional installation in the garden one can pretty much guarantee will not be found elsewhere on a property search, is a professional standard Observatory set up for astrophotography! This latter item does not necessarily have to remain, but would certainly make a unique talking point with guests on a starry evening!

For anyone new to the area, it is also worth mentioning that on top of the quick access to all the amenities which abound in the area, just a 500 yard traffic free stroll takes you directly to the wide open spaces of Effingham Common to enjoy. Viewing strictly by appointment.





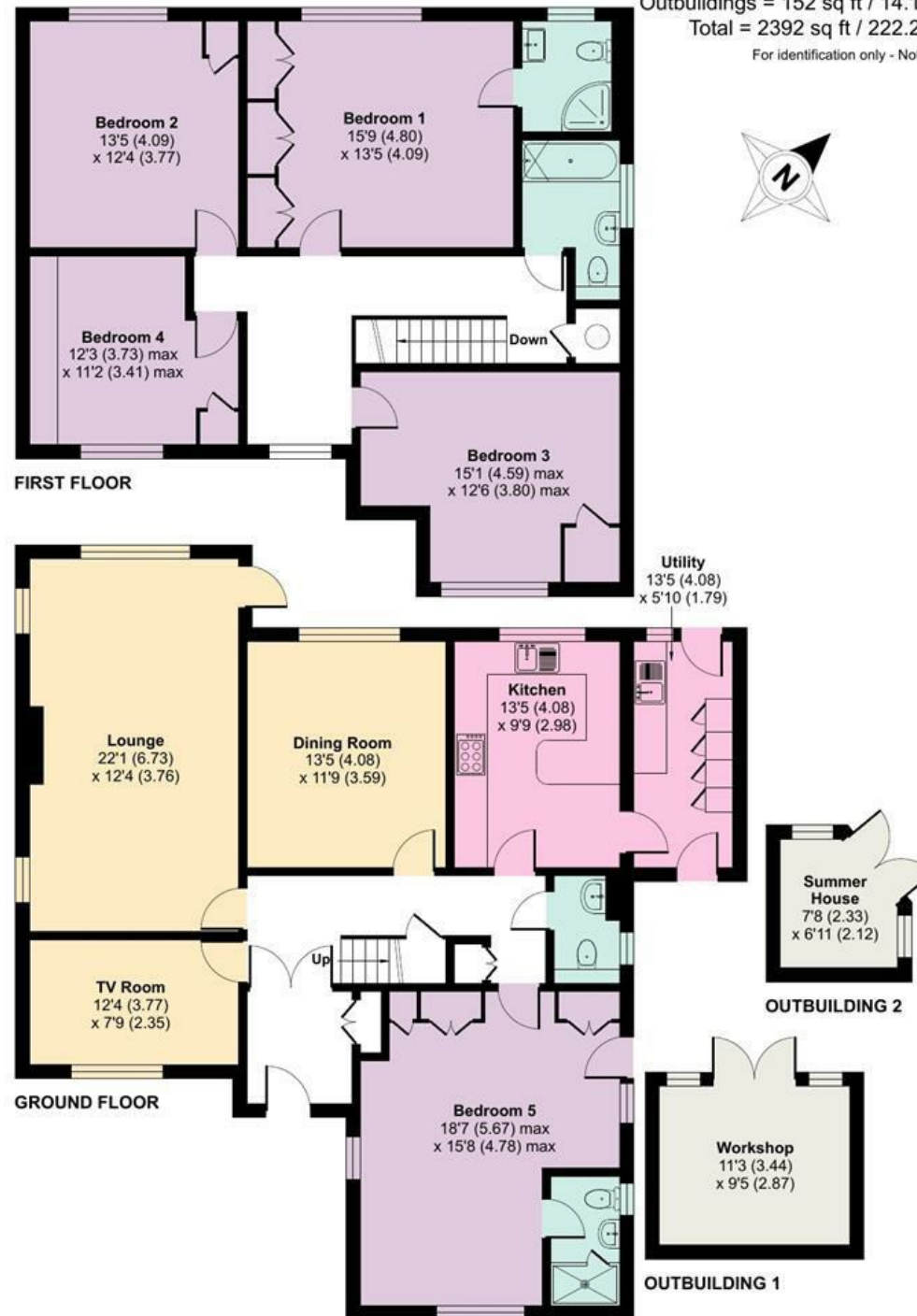


Approximate Area = 2240 sq ft / 208.1 sq m

Outbuildings = 152 sq ft / 14.1 sq m

Total = 2392 sq ft / 222.2 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, where the driveway to Kingswood will be at the end on the left hand side. ///herds.fakes.dairy

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	77
England & Wales		
EU Directive 2002/91/EC		

