



Hookwood Cottages, Reigate Road, Hookwood, Horley

Guide Price £700,000 – £725,000



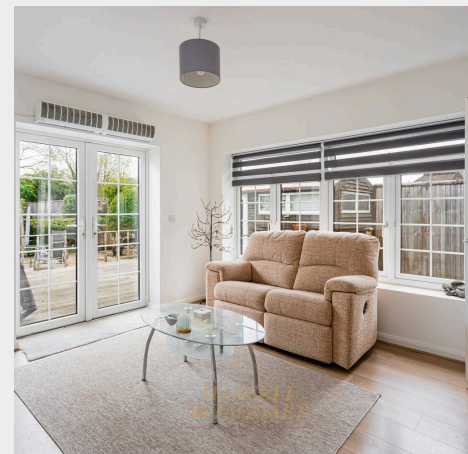
**MANSELL  
McTAGGART**  
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- 4 well proportioned bedroom detached family home
- Attached self contained annexe with shower room, bedroom and kitchen/dining area
- Further potential for extension & remodelling (STPP)
- Large multi-vehicle driveway
- Superb garden with a vast lawned area and decking abutting the property
- Air conditioning
- Popular Hookwood location
- Close proximity to Gatwick Airport, Horley town, train stations, shops, schools and amenities
- Council Tax Band 'E' and EPC 'C'

A vastly extended 4 bedroom family home on a superb plot offering versatile living accommodating with its own self contained 1 bedroom annexe with its own entrance, bedroom, shower room and open plan living area. The home is located on the popular Reigate Road within close proximity of Gatwick Airport, Horley town, transport links, shops and amenities.

On approach to the home, you see a gated access leading to the multi-vehicle driveway which has side access and doors to the main residence and annexe. In the main home you are met with an entrance hall, there is potential to extend outward with the large frontage here, however is still space for shoes and coats, stairs to first floor and doors to the cloakroom and living room. The cloakroom houses a w/c and wash hand basin. The living room is a lovely large space being a formal living room and additional extended reception/play area.

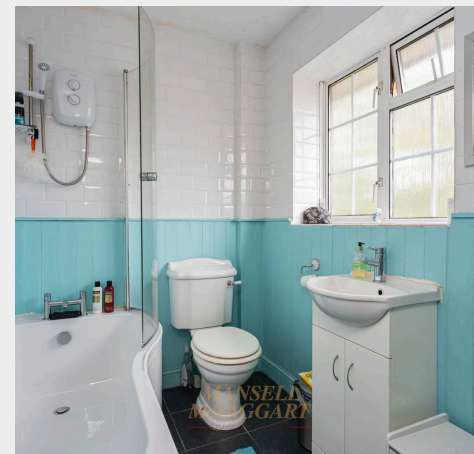
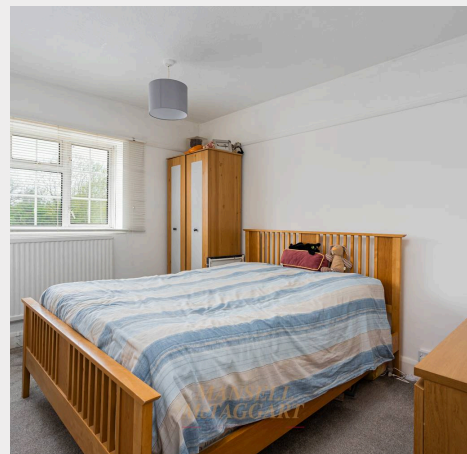


There is ample space for multiple large family sofas and freestanding furniture alongside potential soft furnishings, dining tables or office furniture however desired. The kitchen/dining room has been modernised, yet retains its character fireplace. There are newly fitted wall and base units, with work surfaces over, space for appliances. You also have a patio door to a side where you have a lean-to and dual aspect window to front, and French doors to rear. The annexe is an excellent addition to the home, with its own private entrance and utilities. There is a modern open plan kitchen/dining/living area with space for furniture and kitchen fittings. A full newly fitted shower room, and double bedroom with window overlooking the rear garden.

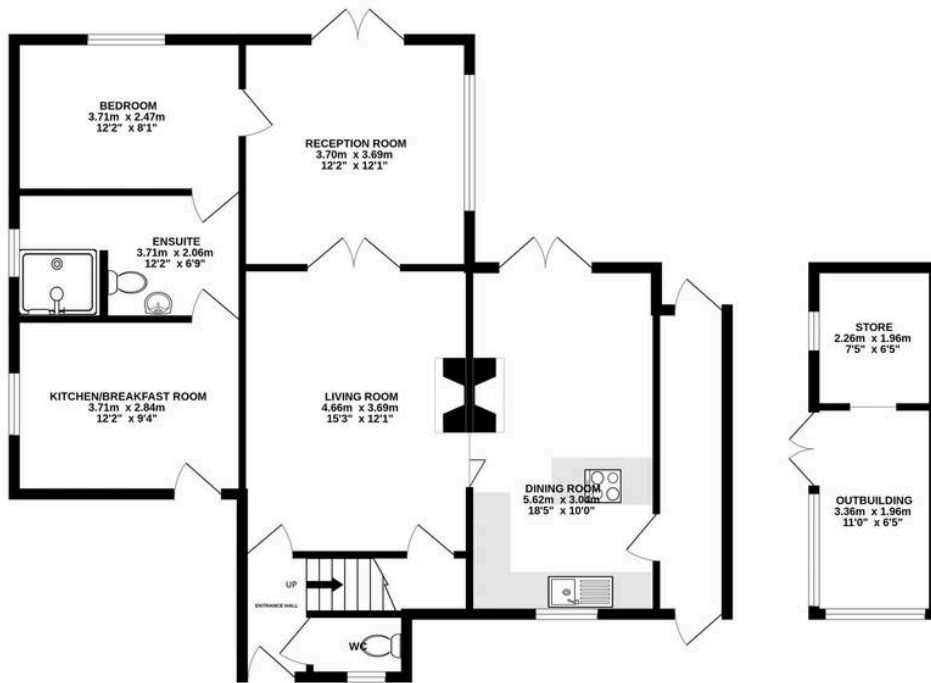
Upstairs a bright and airy hall gives access to all 3 bedrooms, family bathroom and loft storage. Bedroom 1 is a excellent space, currently housing a super king size beds and furniture, with un-interrupted views of the garden. Bedroom 2 is mirrored, comfortably housing a king size bed and furniture with further views of the garden. Bedroom 3, is a single room, able to house a bed and furniture, or perfect for a home office. The family bathroom is partially tiled and accommodates all expected sanitaryware.

To rear, is the garden. This is a real highlight to the home, with a vast lawned area encompassing a host of trees, shrubs and wild flowers creating a lovely feel. There is also ample of space to house further large extensions to side or rear, subject to relevant permissions.

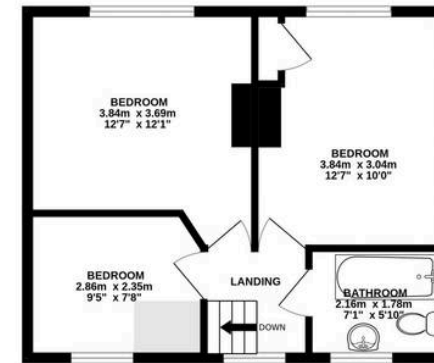
Internal viewings are highly advised.



GROUND FLOOR  
96.8 sq.m. (1042 sq.ft.) approx.



1ST FLOOR  
37.1 sq.m. (400 sq.ft.) approx.



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TOTAL FLOOR AREA: 133.9 sq.m. (1442 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Mansell McTaggart Horley

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