



An exceptional 'Green Oak' barn in rural setting

Hookwood House, Fullers Farm Road, Off Shere Road, West Horsley, KT24 6ET



Spacious open plan living • 4 bedrooms with 3 bathrooms
Kitchen/dining area/sitting area • Family room • Study
Two bedroom cottage with kitchen, sitting room and study • Double garage with home office above • Air source heat pump to underfloor heating • Build Zone 10 year warranty granted in 2012 • Gardens and grounds of approximately 1.66 acres

The Main House

Set in a glorious rural position, the house represents a fabulous opportunity to acquire a contemporary 'Green Oak' barn designed by Carpenter Oak Ltd, an award winning specialist. Built in 2012, the property is presented to an exceptionally high standard with stylish interiors throughout emphasising the light and space.

The open plan kitchen incorporates the airy sitting area and dining area with stone flooring and an impressive central two sided log burning stove. This outstanding space measures over 56 ft and the areas flow comfortably into one another, yet retain their own independent environments with access on to the terrace. Exposed oak beams and an extensive use of glass creates a light, bright and spacious feel, accentuating the grand architectural features. The modern kitchen has been beautifully designed featuring a range of built-in appliances including dishwasher, double oven and Qooker boiling tap. Sliding doors open on to the terrace with ample space for entertaining and Al fresco dining whilst overlooking a feature pond filled with waterlilies and grasses.

There are two additional reception rooms on the ground floor comprising a family room and study along with a cloakroom.

A bespoke curved staircase is a striking feature leading to the galleried landing. The principal bedroom is magnificent with a vaulted ceiling, oak flooring, built-in wardrobes and a generous en suite with bath, free standing shower and twin basins. There are three further light and spacious double bedrooms fitted with built-in wardrobes, one of the bedrooms benefits from an en suite shower room and there is an additional family bathroom.

Separate Cottage

In addition to the main house is a beautifully presented two bedroom cottage comprising kitchen fitted with a range of cupboards and butler sink and a comfortable sitting room with characterful beams, wooden floors and a log burning stove. Two bedrooms can be found on the first floor along with a shower room. The accommodation is completed by a study and a cloakroom.





Gardens and Grounds

Outside the idyllic gardens surround the house and has been designed by a renowned landscaper, Anthony Paul. There is an impressive south backing terrace with steps leading to an extensive area of lawn. The gardens are private and have been framed by an array of mature trees, there are several seating areas enjoying the views of the North Downs.

To the front of the property is a large driveway, a brick built double garage, log store and a work room.

Directions

From Guildford, follow the A246 Epsom Road, towards Leatherhead, proceeding through Merrow and onto the dual carriageway. After passing through the traffic signals at West Clandon, continue ahead for 0.9 miles then turn right on to Staple Lane. Follow this for exactly 1.7 miles before turning left onto Combe Lane. Follow for 0.7 miles before bearing left onto Shere Road. After 0.3 miles turn left into Fullers Farm Road. Continue for approximately 0.3 mile and bear right. Hookwood House can be found on the left hand side.

Agents Note

We wish to inform prospective purchasers of this property that the seller is an employee of Savills.

Local Authority

Guildford Borough Council.

Situation

Horsley is a vibrant village with a thriving local community with a shop, village hall, two pubs and excellent state and private schools in the area. There are an abundance of walks into the Surrey Hills and North Downs as well as opportunities for riding and cycling.

Guildford and Cobham are easily accessible, providing a comprehensive range of shops, restaurants and leisure facilities. Both Gatwick and Heathrow airports are within easy reach with the A3 providing links to the M25 and the wider motorway network. Trains run from Horsley into London Waterloo in approximately 50 minutes.

There is a wide selection of schools including Royal Grammar School, St Johns, Cranmore for boys, Belmont and St Teresa's and Howard of Effingham.

Sporting amenities in the area include golf at Effingham, Merrow and Clandon, racing at Sandown, Epsom, Kempton Park and Ascot.

Viewing

Strictly by appointment with Savills.





Hookwood House, Fullers Farm Road, Shere Road, West Horsley

Main House gross internal area = 3,437 sq ft / 319 sq m

Garage gross internal area = 666 sq ft / 62 sq m

Plant Room & Tractor Shed gross internal area = 386 sq ft / 36 sq m

Cottage gross internal area = 959 sq ft / 89 sq m

Total gross internal area = 5,242 sq ft / 487 sq m



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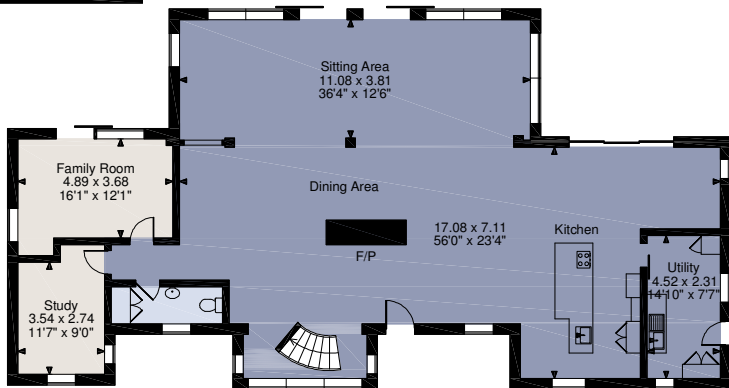
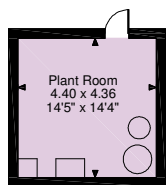
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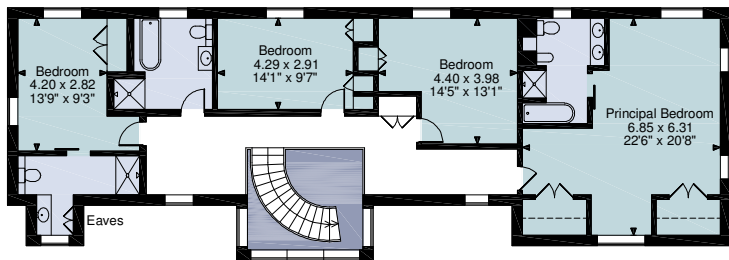
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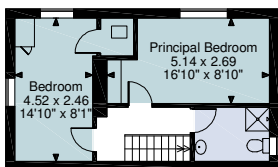
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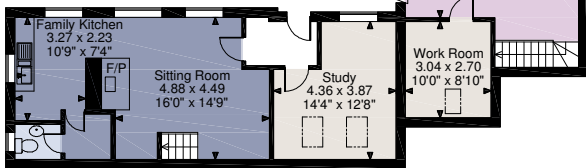
Ground Floor



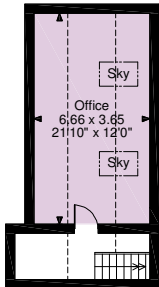
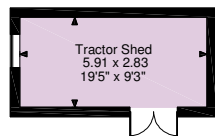
First Floor



Cottage First Floor



Cottage Ground Floor

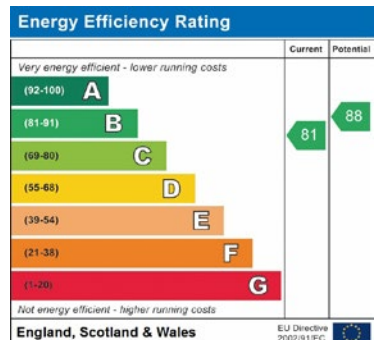


Floor Above Garage

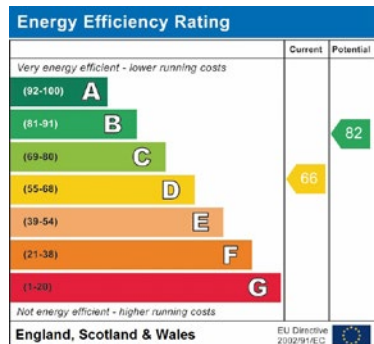
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Main House



Cottage



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