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1933

Ottershaw, Hooke Road

East Horsley, Surrey KT24 5DX

A comprehensive family home delivering over 2,900 sq ft of space, situated in one of the village's premier private roads and set within West facing grounds of 0.271 Acre. Conveniently located just 0.7 miles from Horsley village station and shops and with the open space of Effingham Common on your doorstep.

Ottershaw, Hooke Road

East Horsley, Surrey

Wills & Smerdon are delighted to bring to market this substantial detached family home, located in one of the village's most highly regarded private road locations. Convenient for all the amenities which abound in the area and the benefit of no onward chain.

Once across the threshold, the generous reception hall provides access to all the principal day spaces of the home. The triple aspect lounge has a feature Claygate brick fireplace and French doors giving access to the garden. The dining room, with views over the rear gardens is accessible by both a wide aperture from the lounge making for a fabulous entertaining space, and independently from the reception hall. To the front is the Study which is fitted with a range of excellent storage and open bookshelves ideal as a "working from home" space. The kitchen is a cook's delight, with a range of fitted wall and floor cupboards complemented by brushed steel appliances which include a large range style cooker, microwave, American style fridge/freezer with granite worktops and views over the gardens, seamlessly flowing through to the omni-purpose dining/family room space so essential for today's lifestyles. This space not only has rooflight windows but also bi-fold doors on two sides providing an "out in the garden" feel. Beyond this space is an incredibly useful boot room giving access to both the double garage and driveway, with the spaces completed on this floor by a large utility room.

Upstairs, the turning staircase provides a mezzanine floor with the Main bedroom with en-suite facilities including bath and shower cubicle and bedroom 5 to one side, and to the other the remaining 3 double bedrooms, one with en-suite shower room, the family bathroom as well as a useful 6th bedroom ideal as a 2nd study/office if required.

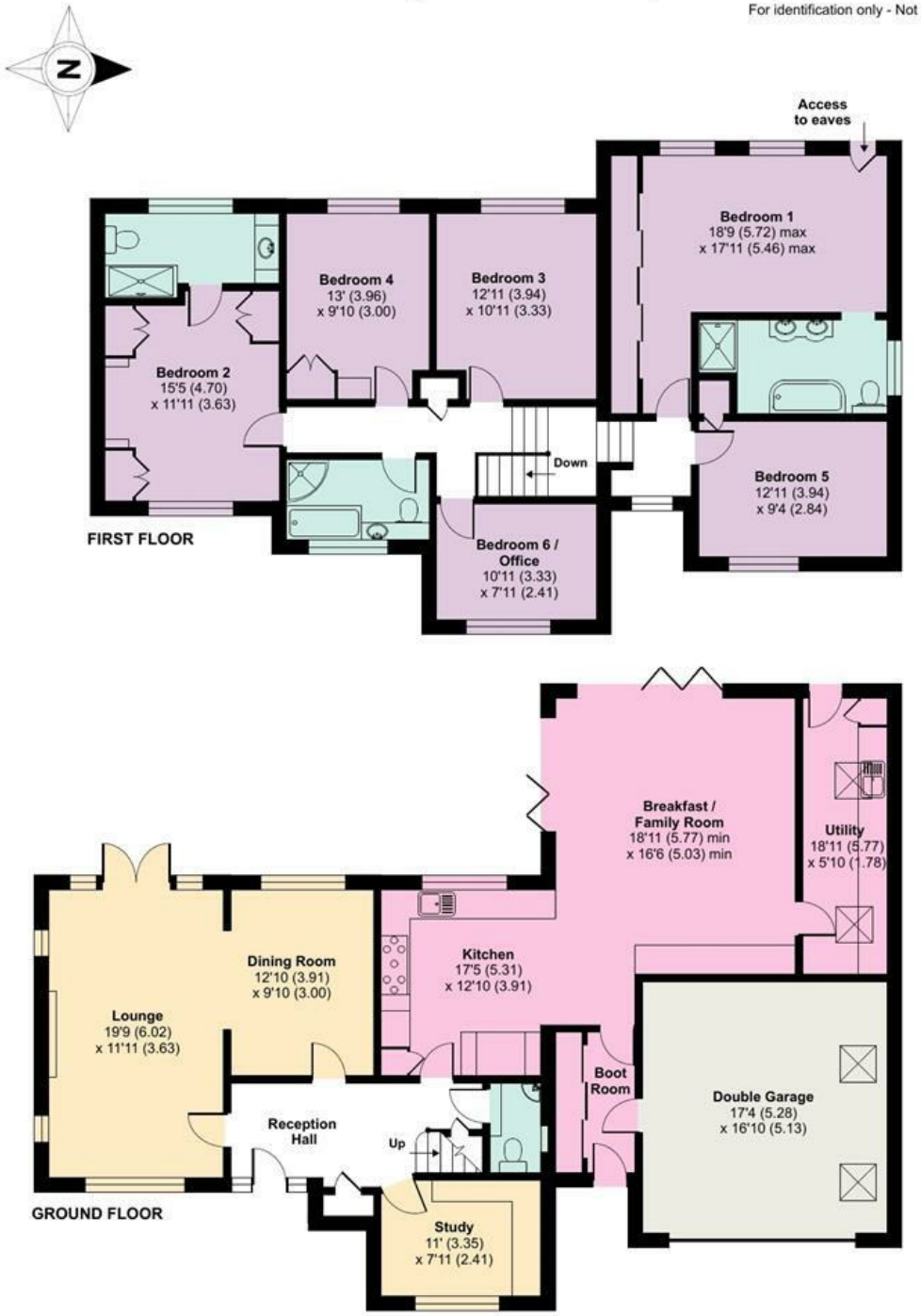
Outside, the gardens are similarly impressive, extending to 0.271 Acre in total and with manicured lawns leading from the large Westerly facing sun terrace with feature trees, shrubs, vegetable/soft fruit garden area, rockery, potting shed and greenhouse. To the front, the block paved driveway provides visitor parking for numerous vehicles and access to the integral double garage.

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 Station (Waterloo 45 mins) and main shopping parade and within the catchments for both the Raleigh & Howard of Effingham Schools. In all, for the discerning purchaser who seeks a top quality home in a location to match, this is one definitely to view.

Nest controlled Heating & Mains Pressurised Water system
Fibre Optic Superfast Broadband
Annual Road Service Charge: £220 (2026)
Guildford Borough Council Tax Band: G Tenure Freehold

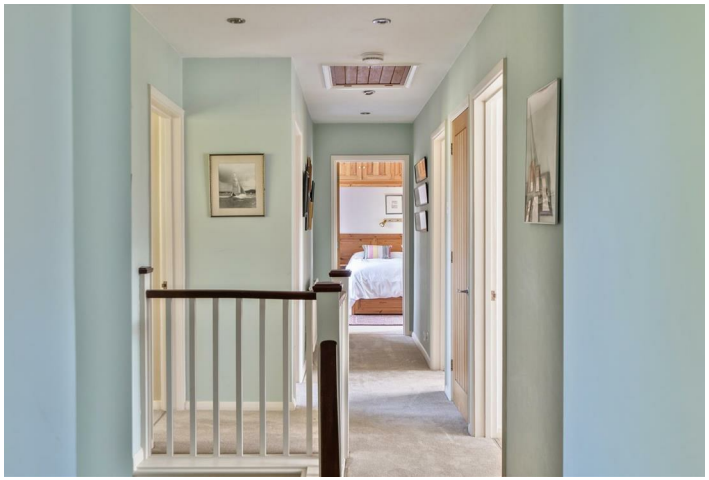
Approximate Area = 2912 sq ft / 270.5 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer

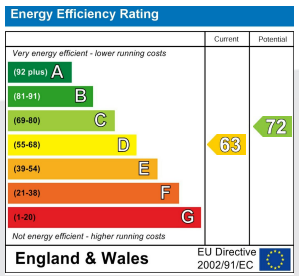
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Wills and Smerdon. REF: 673036



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 Ottershaw will be found 10th on the left hand side. What3Words: ///clues.photo.about

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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