

Wills & Smerdon

Sales•Lettings•Management



Ash Croft, Hooke Road
East Horsley, Surrey KT24 5DY





A substantial detached 4 bedroom family home in a tranquil private road location, just a 0.7 mile walk to station and shops, set within grounds of just over 0.3 Acre.





Ash Croft, Hooke Road East Horsley, Surrey

We are delighted to bring to market this substantial detached family home situated in one of the Village's most favoured Private Road locations.

The spacious reception hall provides double door access to the two principal reception rooms which include the lounge with focal point fireplace with a large conservatory beyond, and the formal dining room. The hall also serves the family room, along with the kitchen with utility room beyond. Without doubt there is scope for the inclusion of the dining room into the kitchen space to create the perfect hub of the home so highly sought for today's family lifestyle. The ground floor spaces are completed by a guest wc off the hall and direct access into the attached double garage.

On the first floor, the galleried landing accesses the bedroom accommodation, which includes a main bedroom suite with a large dressing area and en-suite shower room, with the remaining 3 bedrooms served by the family bathroom. A notable signature throughout the house is the exceptional light to all spaces from the large windows which all have secondary double glazing units.

As important for any family house are the outside spaces, for which this home generously delivers...

To the front of the property is a block paved driveway for visitor parking, and gated access to the fabulous rear gardens. The crazy paved terrace and pathways provide different seating areas to enjoy sun or shade throughout the day, flanked by mature flower and shrub beds with a timber summerhouse and a further screened lower garden - ideal for the placement of a Work From Home Office or studio.

Barring the addition of the conservatory, the house remains true to its original design and there is great scope for any new owner to enlarge the existing accommodation should they so wish (STPP).

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.

Annual Road Service Charge: £210 for year ending 06/2024
Tenure: Freehold. Guildford Borough Council Tax Band: G

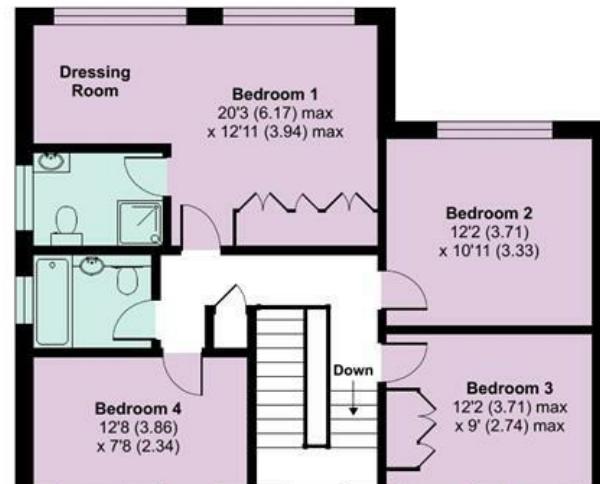


Approximate Area = 1924 sq ft / 178.7 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 2227 sq ft / 206.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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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 Ash Croft will be next to last on the right hand side. [///resort.keeps.frames](http://resort.keeps.frames)



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

