



2 Hookwood Manor, Reigate Road, Hookwood, Horley, Surrey, RH6 0HQ
Asking Price £895,000



J A M E S D E A N
E S T A T E A G E N T S

This Grade II Listed former manor house dates back to 16th century and is a property of local historic interest. It is an impressive family home, full of character and retains many original features. The property is discretely located and offers versatile living with four receptions and four bedrooms.





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This unique, Grade II listed property is of historical interest and dates back to the 16th century. It is an impressive family home, full of character and retains many original features including stone flooring to the entrance reception hall and exposed wooden beams throughout. The property has since been extended and combines period charm with contemporary design.

Tucked away in a discreet setting, the property is set amid private grounds. The drive leads to a large parking area and an extensive lawn in front of the house. The garden wraps around the rear of the property and leads onto a wonderful, gated courtyard that is flanked by a brick boundary wall and features an Indian sandstone patio, ancient fig tree and vegetable garden.

With over 2,600 square feet of living space, the property offers considerable accommodation laid out over two floors. Unlike many homes of this era, this desirable family house enjoys lovely high ceilings and plenty of natural light. It also offers versatile living with four receptions and four bedrooms so everyone can enjoy their own space. What is most striking are the generous room sizes and the five feature fireplaces throughout the property across both levels.

The property is completed by a downstairs shower/utility room, a kitchen breakfast room with granite worktops, integrated appliances, range cooker and pantry, a large family bathroom on the upper floor along with a spacious open landing and dual loft spaces.

The property is situated in Hookwood, nearby the villages of Charlwood and Norwood Hill and the market town of Reigate. It is close to the thriving town of Horley, which offers residents an excellent mix of local amenities and great transportation links. Gatwick is only 10 minutes away and Horley mainline railway station provides fast services to London and the south coast.









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- Grade II Listed Period Property of Historical Interest
- Original Features
- Discrete Location with Large Garden and Private Courtyard
- Four Bedrooms
- Triple Aspect Living Room with Feature Fireplace & Oak Flooring
- Kitchen/Breakfast Room with Integrated Appliances
- Study with Herringbone Parquet Flooring
- Entrance Reception with Large Inglenook Fireplace and Original Stone Flooring
- Two Bathrooms
- Close to Local Amenities



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Internal Area: 2671.00 sq ft

Tenure: Freehold

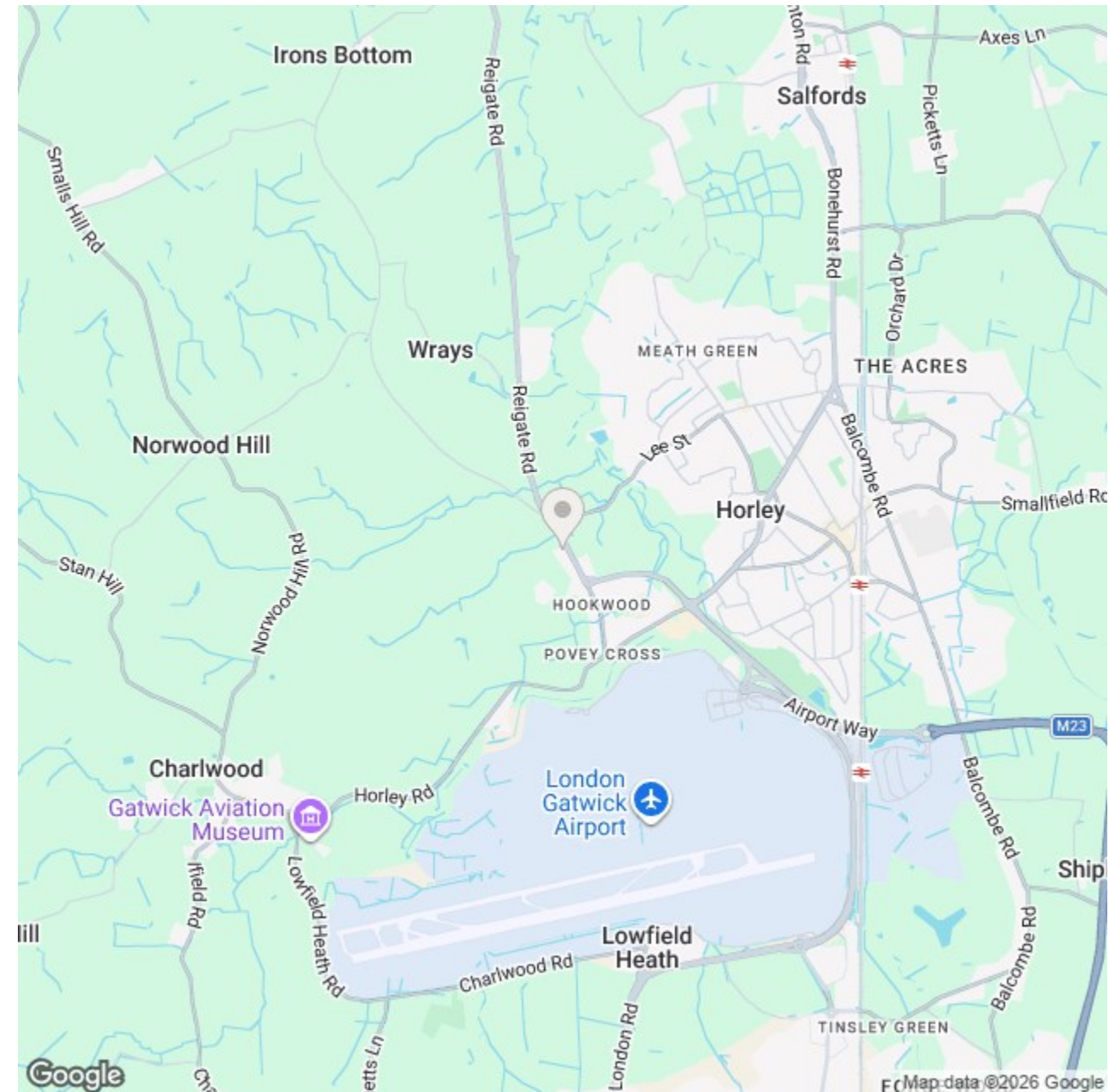
Local Authority: Mole Valley DC

Council Tax Band: G

**Do you have a property to sell?
If so we can provide you with a free market appraisal.**

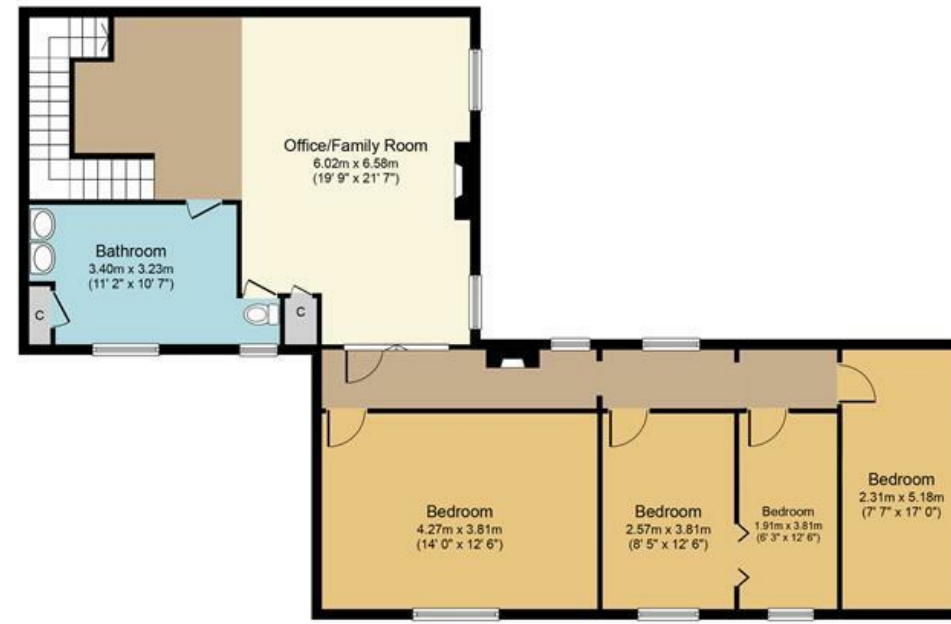
**Do you need a solicitor?
We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**



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FLOOR PLAN



First Floor
Approximate Floor Area
1,270 sq.ft.
(118.0 sq.m.)



Ground Floor
Approximate Floor Area
1,401 sq.ft.
(130.2 sq.m.)

Hookwood Manor, RH6
Approx. Gross Internal Floor Area 248.2 sq.m. (2,671 sq.ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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