CURCHODS
PRIME



Hookwood House

SHERE ROAD, WEST HORSLEY, SURREY, KT24 6ET

6 Bedrooms | 4 Bathrooms | 7 Reception Rooms

FREEHOLD

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A home of remarkable architectural distinction, this outstanding oak-framed residence enjoys an enviable position on a plot of 1.66 acres and within some of the area's most beautiful countryside, combining contemporary elegance with the tranquillity of a truly exceptional rural setting. Designed and constructed by the acclaimed Carpenter Oak, the property showcases exceptional craftsmanship, dramatic proportions and sophisticated modern living.







Property Profile

Beyond its striking exterior, the house unfolds into a series of impressive spaces defined by soaring ceilings, exposed green oak timbers and extensive glazing that draws the surrounding landscape into every room. At its heart lies a spectacular open-plan living area where cooking, dining and relaxation coexist effortlessly beneath a vaulted framework. Designed for both family life and entertaining, the space is centred around a statement double-sided fireplace, while wide glazed openings create a seamless connection to the terraces and gardens beyond. Throughout the house, a Lutron lighting system has also been installed to control both the interior and exterior lights.

The bespoke kitchen is beautifully appointed with elegant cabinetry, premium integrated appliances and generous preparation space. Positioned to overlook the gardens, it flows naturally into the dining and sitting areas, all enjoying wonderful views across the grounds. Additional accommodation includes a stylish family room, dedicated home office and cloakroom.

A sculptural curved staircase rises to a galleried landing overlooking the living space below. The principal suite provides a luxurious retreat, featuring a vaulted ceiling, bespoke fitted wardrobes and a spa-inspired en suite with freestanding bath, walk-in shower and twin vanity units.

Three further double bedrooms offer fitted storage and excellent natural light, with one benefiting from an en suite shower room, while a beautifully appointed family bathroom serves the remaining accommodation. Separate from the main residence, a charming self-contained cottage, which has been fully refurbished and redecorated throughout, provides flexible ancillary accommodation. Beautifully presented, it comprises a welcoming sitting room with wood-burning stove, fitted kitchen, study, cloakroom, two first-floor bedrooms and a shower room.







Garden & Exterior

The gardens, designed by renowned landscape architect Anthony Paul, have been thoughtfully created to complement both the architecture and surrounding countryside. A substantial south-facing terrace provides an exceptional setting for outdoor entertaining, overlooking sweeping lawns, mature trees and carefully positioned seating areas that capture far-reaching views towards the North Downs.

A beautifully planted water garden creates a striking focal point, enhancing the sense of peace and privacy that defines the setting, with further attention to detail such as a green roof on the machine/pump room.

The property is approached via a generous, newly laid resin bound private driveway, accessed via an app controlled acacia wooden set of electric gates, with a video entry system and further benefits from extensive parking, a detached double garage with a new doormatic electric door, a Hartley Botanic Greenhouse, workshop and log store, completing a country home of rare quality and enduring appeal. Finishing the exterior grounds, new post and rail fencing has been installed around the entire property, providing secure boundaries.









Location

The property sits in the countryside of the Surrey Hills, a designated area of outstanding natural beauty, offering some of the best walking, cycling and horse riding in southern England. The village of East Horsley with its convenient shops and railway station (Waterloo approx. 45 minutes) is within a short drive, whilst the nearby A3 and M25 (Junction 10) provide easy access to the area's extensive communication network, including Central London, Heathrow and Gatwick airports. There are excellent schools locally in both the private and state sectors. The market town of Guildford is approximately 8 miles away offering comprehensive shopping, entertainment and recreational facilities.



Additional Information

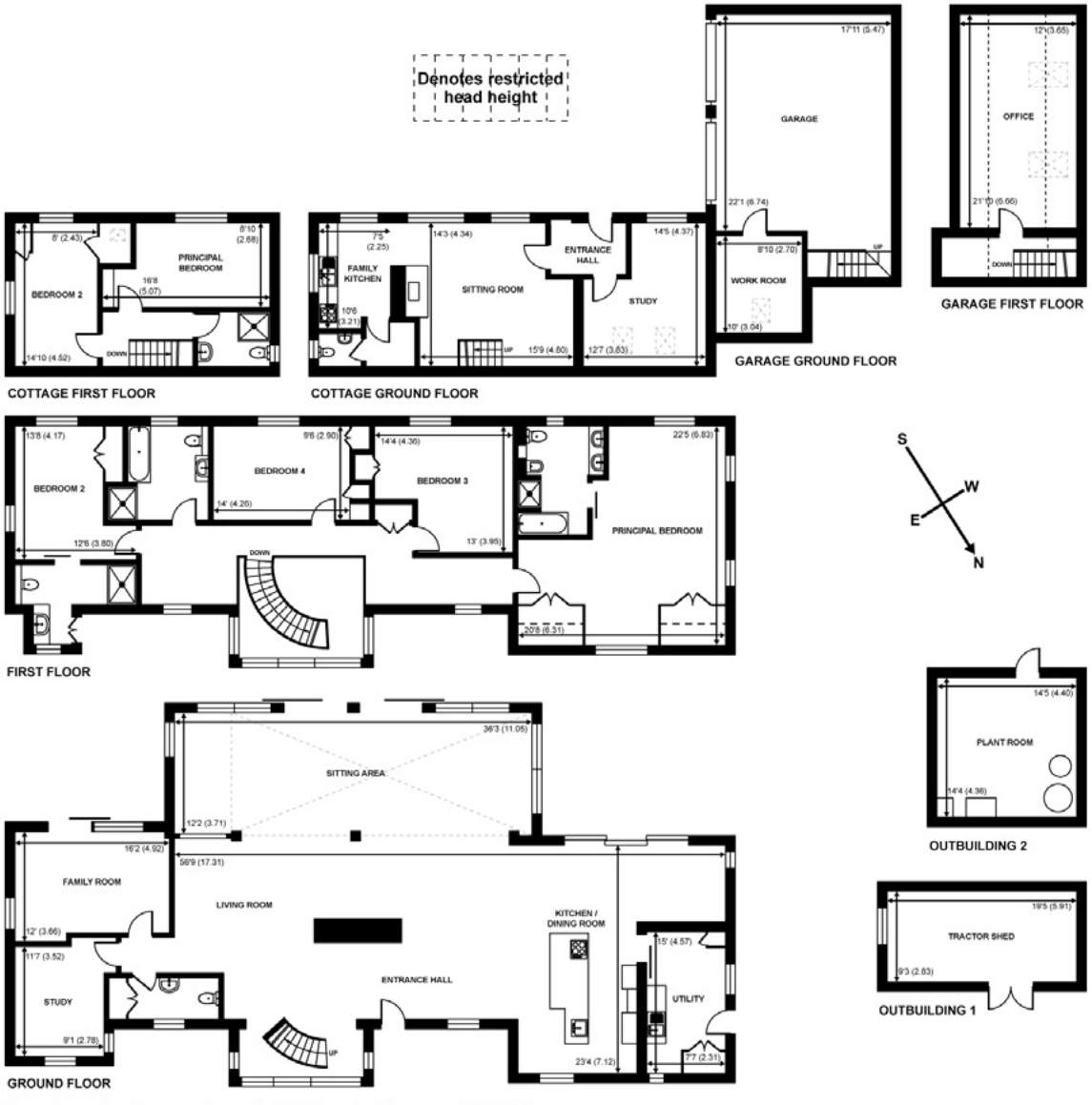
Our client has advised that the property has mains water, and electricity, a septic tank and Air Source Heat Pumps for Hookwood House and Cottage.

EPC C | Council Tax Band H

Floorplan

Total Gross Internal Area (Includes Garage, Outbuilding, and Cottage)

5755 sq ft (approx internal)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1478079

Sales Enquiries

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