

HOOK HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.





HOOK *House*

Shere Road, West Horsely, Leatherhead, Surrey, KT24 6ER



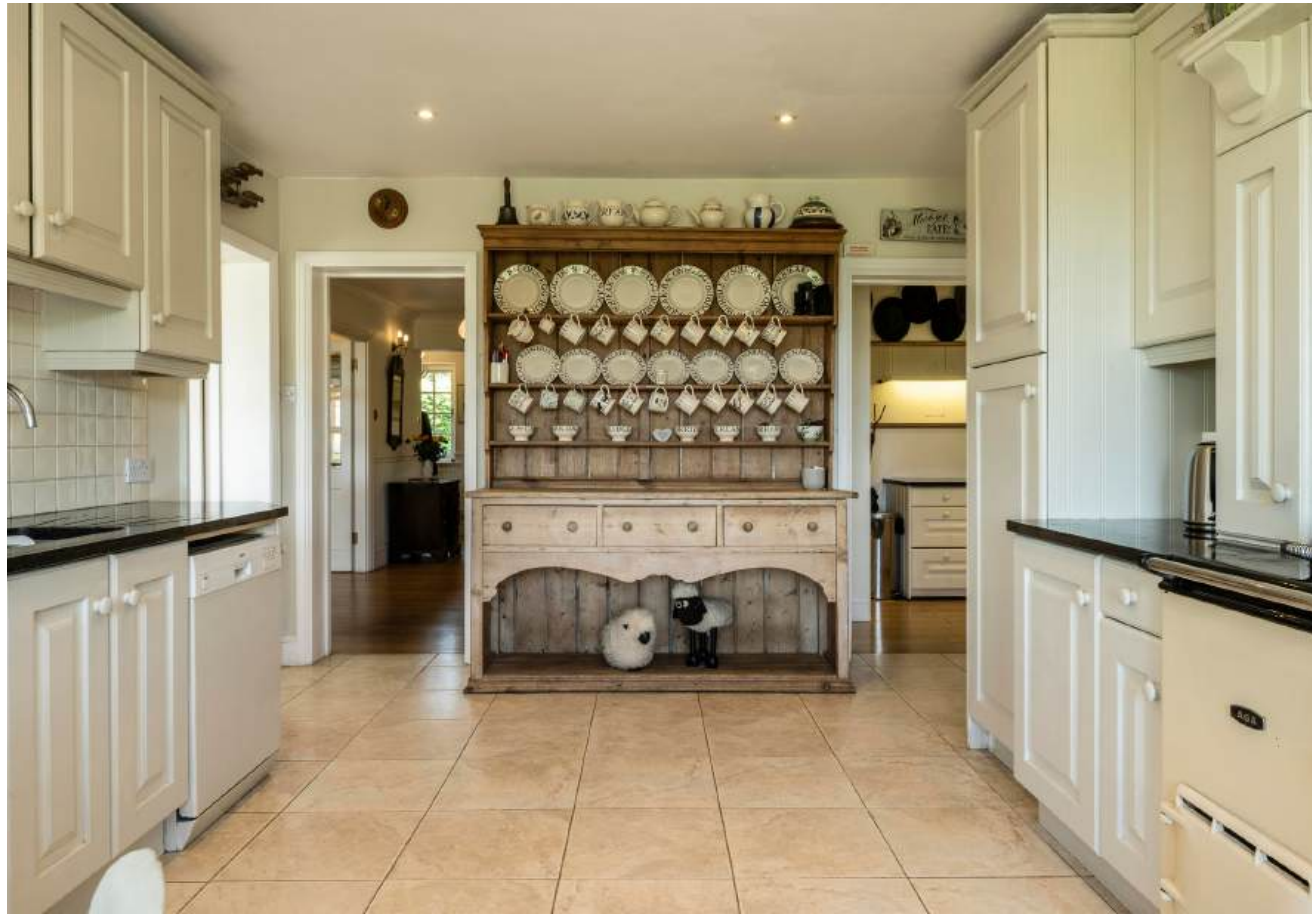
Hook House is a handsome 1920s family home approached along a private driveway, occupying an elevated position with some of the finest far-reaching views across the Surrey Hills Area of Outstanding Natural Beauty, set within a plot in excess of half an acre.

A spacious reception hall with oak flooring leads to the formal drawing room with feature fireplace and, beyond, a stunning orangery with sublime rural views and glazed doors to the terrace. The well-equipped kitchen features an Aga, granite worksurfaces and a breakfast area. A family room, utility room, cloakroom and study complete the ground floor.

Five excellent bedrooms occupy the first floor. The principal room benefits from outstanding views, superb wardrobe space and an en suite bathroom, with a substantial landing balcony commanding the surrounding countryside.

The landscaped gardens capture the sun throughout the day, with a pergola, grape vine, generous patio and attached double garage.







THE FINER *Details*

Bedrooms
5

Reception Rooms
3

Bath/Shower Rooms
3

Garaging Double

Acreage
0.5

What3Words
///tlabels.asks.scout

Co-Ordinates
51°14'49.8"N 0°26'54.1"W

Services
Mains water, electricity and drainage
Oil fired central heating

EPC
Band F

Council Tax
Band F

Local Authority
Guildford Borough Council











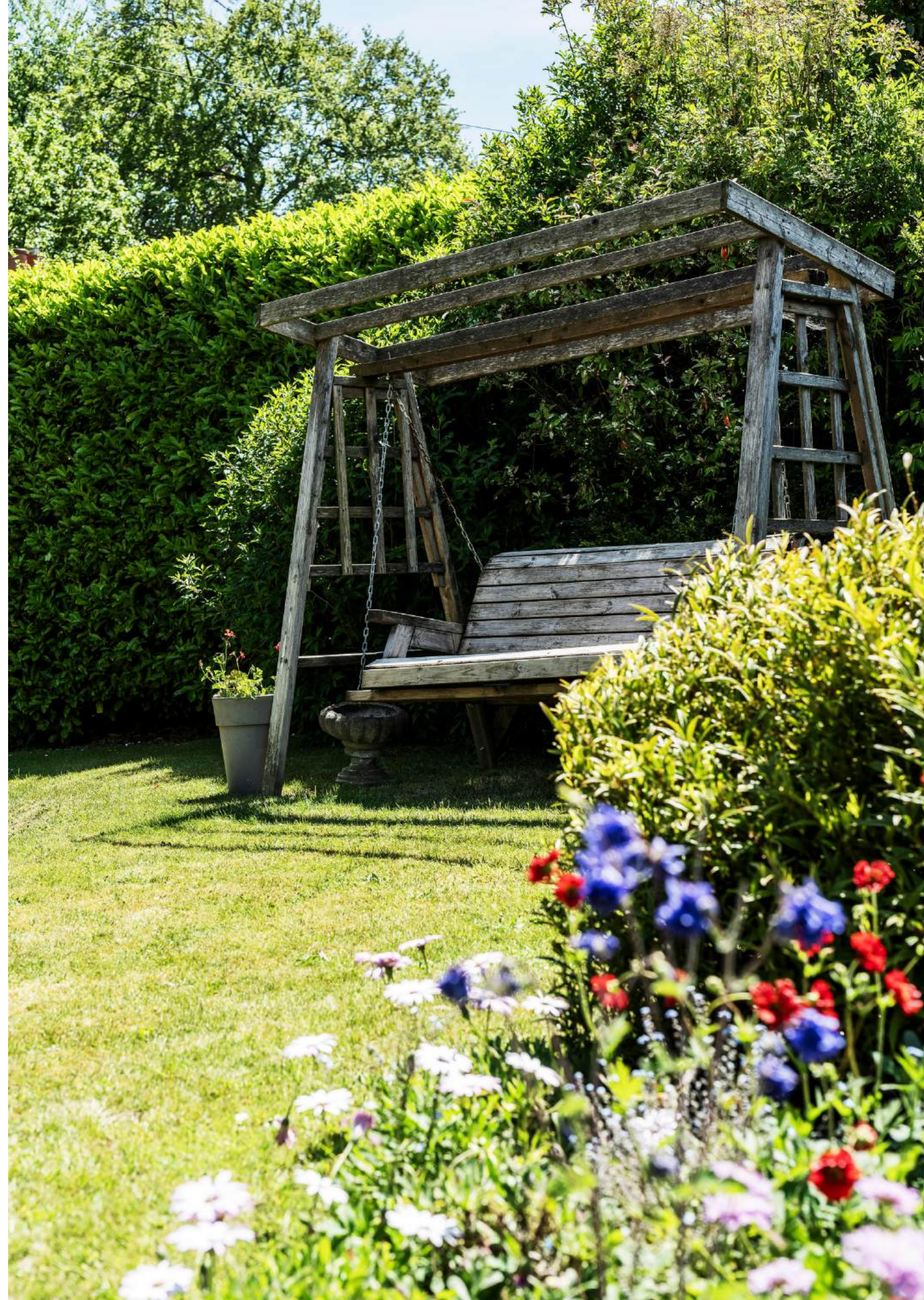
ABOUT THIS *Area*



West Horsley is a massively desirable village set between Guildford and Leatherhead in the heart of the Surrey Hills Area of Outstanding Natural Beauty. The village retains a strong sense of community, with a superb primary school, two village pubs and good local amenities close to hand. Grange Park Opera is located at West Horsely Place. The surrounding countryside is exceptional, with the North Downs Way on the doorstep and extensive walking across Sheepleas and the wider Surrey Hills.

Guildford, approximately six miles to the west, provides an excellent range of shopping, dining and cultural amenities, with fast trains to London Waterloo. Leatherhead lies a similar distance to the east for further day to day convenience. The RHS Garden Wisley is just minutes away, while Hatchlands Park, Clandon Park and Polesden Lacey are all within easy reach. The area is particularly well served for schooling, with Raleigh School in West Horsley itself, and Royal Grammar School Guildford, Charterhouse and St John's Leatherhead all within comfortable reach.

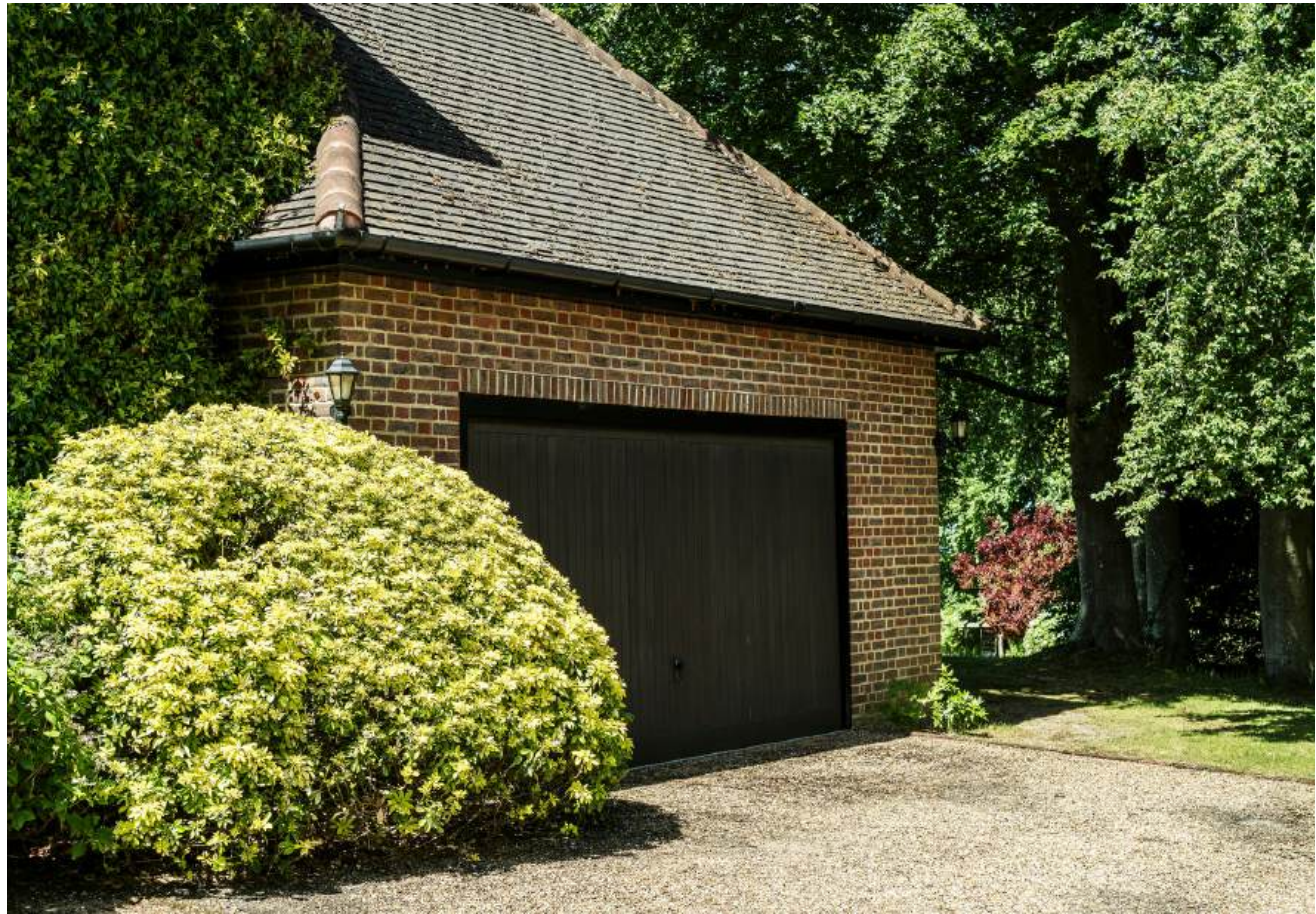














POINTS OF *Interest*



Towns and Cities

Guildford, 6 miles
Leatherhead, 6 miles
Cobham, 7 miles
London, 28 miles

Pubs & Restaurants

The King William IV, West Horsley
The Onslow Arms, Long Clendon
The Barley Mow, West Horsley

Train Stations

Horsley Station, 1 mile
London Waterloo from 45 minutes

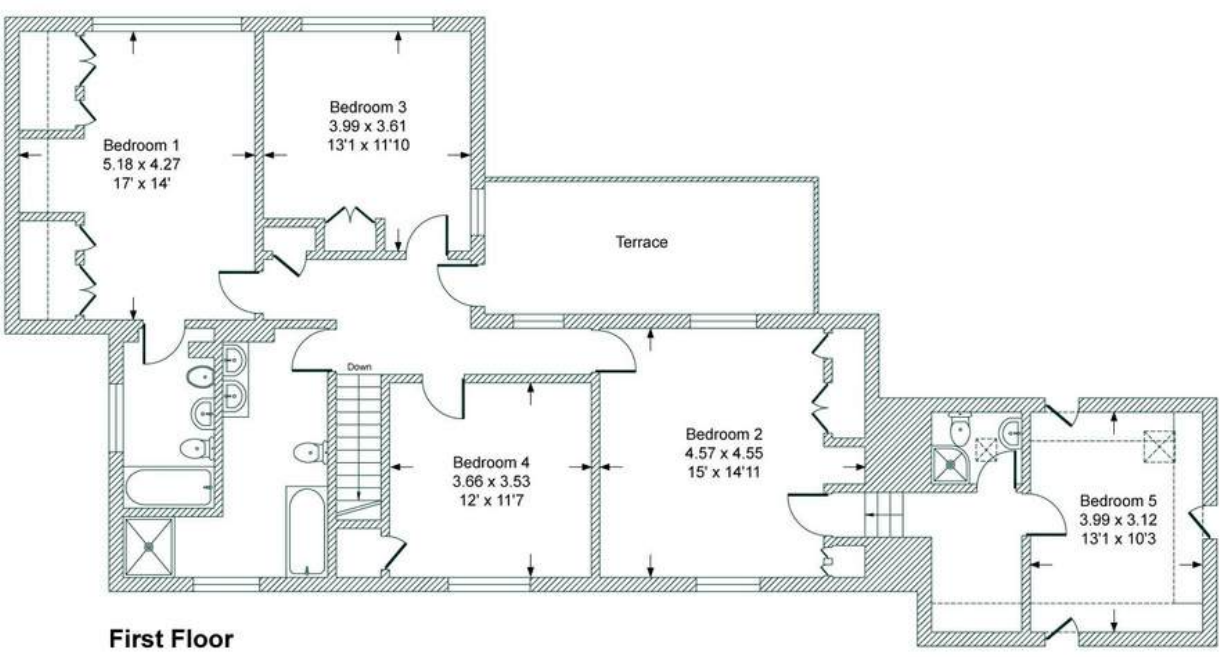
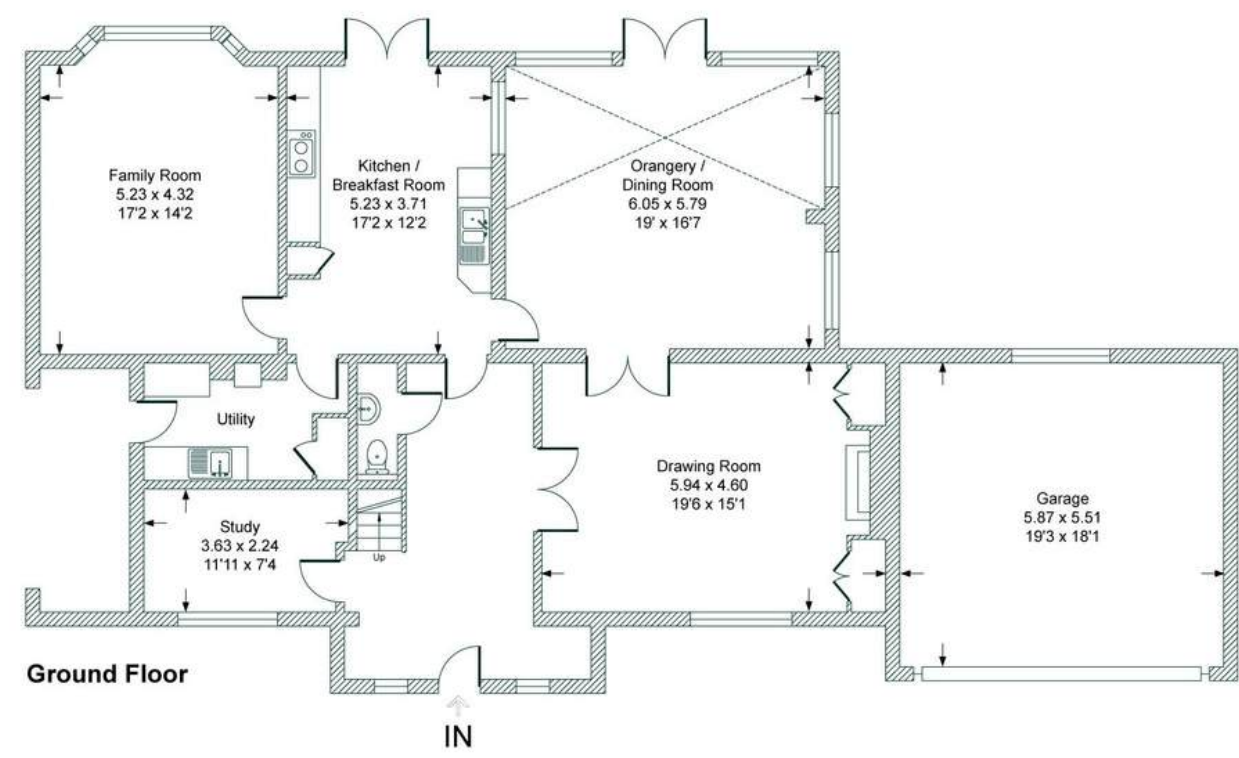
Airports

Gatwick Airport 18 miles
Heathrow Airport 22 miles



FLOORPLANS

Hook House



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 306.6 sq m / 3,303 sq ft
House - 273.6 sq m / 2,946 sq ft | Garaging - 33 sq m / 357 sq ft

AREA GUIDE

Surrey 🍷

The picturesque county of Surrey in the southeast of England has a blend of historical charm and modern vitality. Its lush, rolling countryside, punctuated by quaint villages and stately homes, offers a tranquil escape from bustling city life. Surrey's rich history is evident in its medieval castles, like Guildford Castle, and ancient woodlands such as the Surrey Hills Area of Outstanding Natural Beauty. However, Surrey is not just a rural idyll; it's a dynamic hub with thriving towns, known for their vibrant cultural scenes and excellent shopping opportunities. Commuters appreciate its proximity to London, as well as its outstanding schools and world-class businesses. Surrey's diverse offerings, from scenic landscapes to urban conveniences, make it a truly captivating place to live.

Walking - Box Hill, Surrey

Take in the spectacular hilltop views of the South Downs from the summit of the gateway to the Surrey Hills. This National Trust spot is great for walking and cycling.

Eating Out - The Onslow Arms, West Clandon

An absolute favourite with the residents of Surrey and located in the pretty village of West Clandon, boasting fantastic food, a relaxed atmosphere and a large array of drinks

Event - Hampton Court Palace Festival

A series of concerts and something for everyone, all set within the palace grounds over the course of two weeks in June each year.

Day Out - RHS Garden Wisley

Set over 270 acres, this is one of the UK's most visited and best loved gardens. Spend the day amongst inspirational gardening or taking part in a daily workshop. Dating back to its opening in 1903, this beautiful garden is constantly evolving.



THE
COUNTRY
HOUSE
DEPT.



03332 340 901
info@thecountryhousedepartment.com
thecountryhousedepartment.com

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken May 2026. Particulars prepared in June 2026.