



Homes of Distinction



SOUTH WOKING

Pembroke Road, Woking, Surrey, GU22 7DP

An impressive and luxuriously appointed executive residence built to an exceptionally high standard.

An outstanding newly built five double bedroom, four bathroom detached executive residence superbly located on the highly sought after south side of Woking within walking distance of Woking Town Centre and mainline station.

'Tembani' has been built to the very highest of standards by a very well known local developer and is offered to the market with NO ONWARD CHAIN.

The accommodation which is arranged over three floors comprises three separate reception rooms, an impressive and luxuriously appointed kitchen/breakfast/family room, utility room and downstairs cloakroom. On the first floor there are four large double bedrooms including the principal bedroom with recessed dressing area and an en-suite shower room. The guest bedroom also benefits from an en-suite shower room. The top floor includes a large bedroom/au pair suite with shower room and a walk-in store room. The list of specifications include concrete floors to all floors, stunning marble staircase, Villeroy & Boch sanitary ware, Thomas Ford & Partners handmade kitchen, integrated Sonos audio system throughout the house, state of the art alarm system with mobile monitoring, irrigation system to front and rear garden, and automated gate with intercom system.

Internal viewings are highly recommended via the vendor's sole agents.



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800







LOCATION

Set on the ever favoured south side of Woking located within walking distance of Woking town centre, a modern and contemporary town that has been the subject of very significant investment in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the south east with fast and frequent services into London Waterloo (23mins) and here you will also find a very efficient coach service to Heathrow airport. In the wider neighbourhood there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools in both the private and the state sector.



TEMBANI

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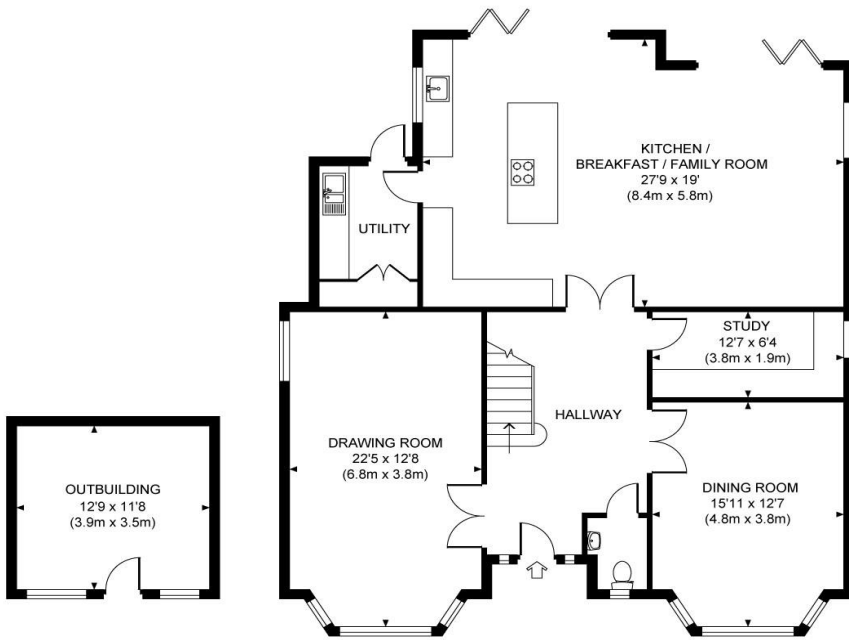


ACCOMMODATION & SPECIFICATION

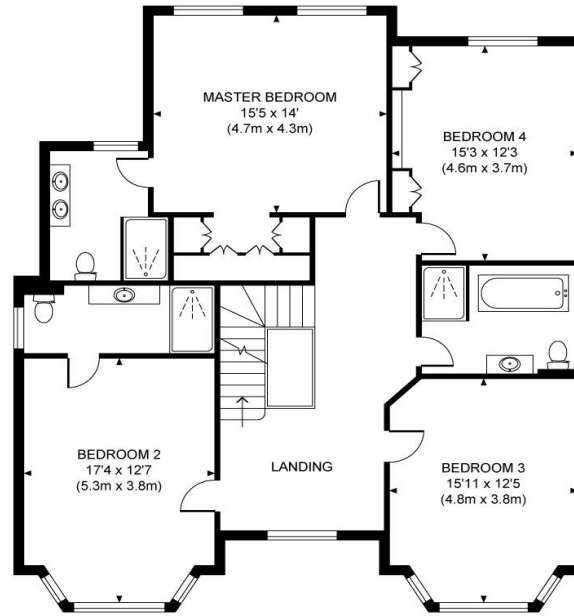
- ❖ Newly Built Executive Residence
- ❖ Five Double Bedrooms
- ❖ Dressing Area & En-Suite To Principal Bedroom
- ❖ Four Luxurious Bathrooms
- ❖ Villeroy and Boch Sanitary Ware
- ❖ Thomas Ford & Sons Handmade Kitchen
- ❖ Impressive Marble Staircase
- ❖ High Definition 8 Camera Security System
- ❖ Automated Entrance Gates With Intercom System
- ❖ Sonos Audio System Throughout
- ❖ Irrigation System To Front & Rear Gardens
- ❖ NO ONWARD CHAIN



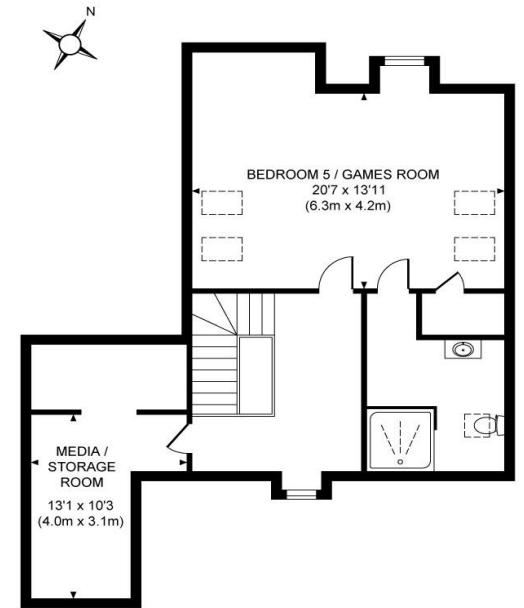
3355 sq ft / 311.7 sq m
 Approximate Gross Internal Area Outbuildings
 147 sq ft / 13.6 sq m



GROUND FLOOR



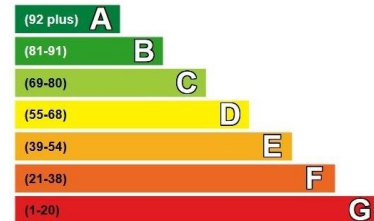
FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	86



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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.