



Homes of Distinction



WORPLESDON

Prey Heath Road, Woking, Surrey, GU22 0RN

A charming Arts & Crafts influenced residence nestled within secluded grounds of approximately one acre.

Set on impressive southerly facing mature grounds of approximately 1 acre, a charming detached Arts & Crafts influenced residence which is offered to the market with NO ONWARD CHAIN. 'Copper Beeches' offers the very best of both worlds, positioned directly opposite Prey Heath with farmland out to the rear, yet within a short walk of Worplesdon Station providing access to Waterloo.

The versatile living accommodation is arranged over two floors and comprises a double aspect drawing room, impressive dining room, a garden room which enjoys a lovely outlook over the gardens, separate family room, a welcoming reception hall and a sizeable kitchen/breakfast room. On the first floor, a galleried landing provides potential to create a second floor accesses all five bedrooms. The principal bedroom benefits from an en-suite bathroom and fabulous views over the garden and open fields beyond. There are four further bedrooms and a family bathroom.

The grounds are a real feature of this fine home with expansive lawns, various seating areas, a designated swimming pool area with large paved terrace and various outbuildings, all set within an extremely secluded setting. 'Copper Beeches' offers enormous potential to further enlarge subject to the usual consent.

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

Council Tax Band H - EPC Rating D



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

Located within easy reach of Woking town centre offering extensive shopping, dining and leisure facilities, The Victoria Theatre & Cinema, and the Lightbox Gallery. Within easy reach is Woking's mainline station offering fast rail services to London Waterloo (approx. 23 mins). The motorway network (J10, M25/A3) is also within easy reach, allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve. The area is well served by both state and private schools including Hoebridge, St Andrews, Greenfield, Halstead, Woking High, St Dunstan's and St John the Baptist School. For golfers there is a choice of clubs including Woking Golf Club (one of the oldest in the UK founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills which includes a spa and hotel.





ACCOMMODATION & SPECIFICATION

- ❖ Fabulous One Acre Grounds
- ❖ Swimming Pool
- ❖ Numerous Outbuildings
- ❖ Five Bedrooms
- ❖ Open Plan Kitchen/Breakfast Room
- ❖ Five Reception Rooms
- ❖ Enormous Potential To Enlarge
- ❖ Walking Distance Of Worplesdon Station
- ❖ Backing Onto Farmland
- ❖ No Onward Chain



Prey Heath Road, Woking, GU22

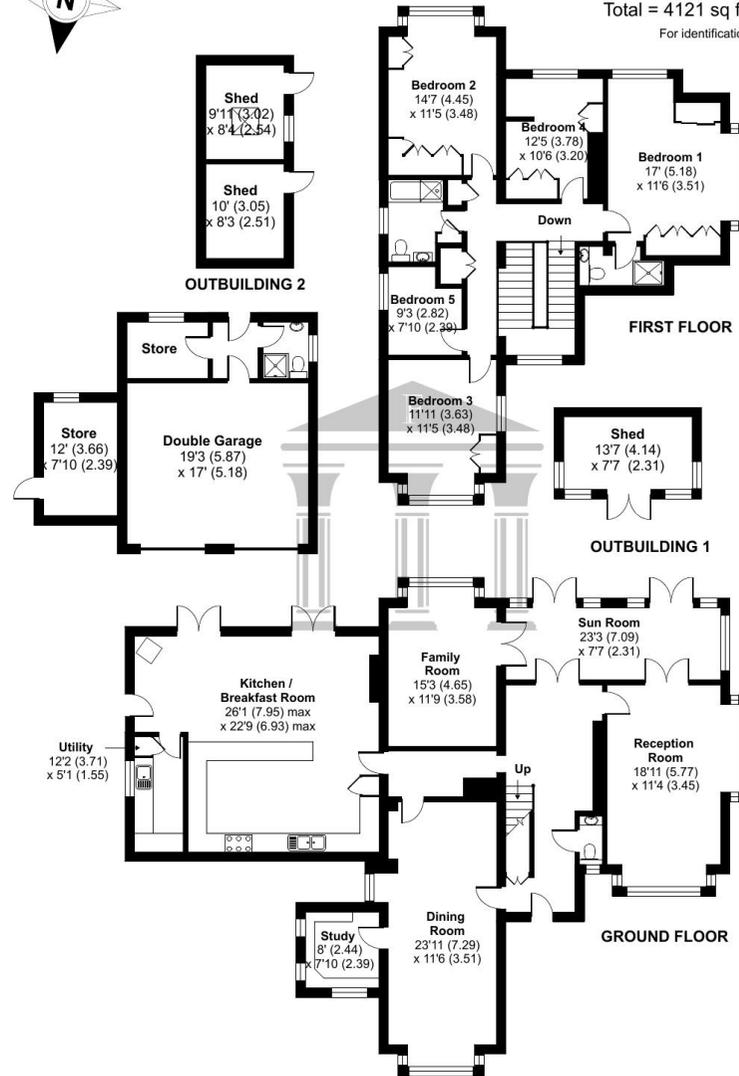
Approximate Area = 3299 sq ft / 306.4 sq m

Garage = 454 sq ft / 42.1 sq m

Outbuilding = 368 sq ft / 34.1 sq m

Total = 4121 sq ft / 382.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Foundations Independent Estate Agents. REF: 889699

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Homes of Distinction

69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

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.