



Homes of Distinction



HOOK HEATH

Pond Road, Hook Heath, Woking, Surrey, GU22

Gloriously Unique

A Masterpiece of Modern Living In A Historic Setting

Nestled in the tranquillity of Hook Heath's most coveted private road, Uplands Lodge is an exceptional example of how modern living can harmoniously blend with a period property. With its roots tracing back to a circa 1900 coach house, the home has been thoughtfully refurbished, extended and redesigned by award-winning architect Elspeth Beard, whose renowned works include the Munstead Water Tower and Threshing Barn, both featured on Grand Designs.

Set within the centre of its grounds, Uplands Lodge makes a striking first impression with secure gates that reveal a lush, landscaped sanctuary. The expansive driveway provides ample parking and garaging, whilst huge, tiered terracing, raised lawns and vibrant flowerbeds flanked by statuesque trees create a serene environment for relaxation, leisure and the perfect outdoor living experience. Along with the leisure gardens, the property also enjoys a cottage garden complete with quaint summer house and raised planting beds for horticultural enthusiasts.

The property unfolds over 4,600 square feet of luxurious living space. The triple-height entrance hall with its oak-framed glazing and vaulted ceilings allows natural light to flood into the interiors and across the galleried first floor landing creating a warm and inviting ambiance. Solid oak floors and hand-made double-glazed oak windows blend seamlessly with cool white walls, offering a perfect balance of traditional charm and contemporary elegance. This home is bursting with unique features and inviting spaces which make almost every room wonderfully graceful and appealing.

The spacious reception rooms are designed for both relaxation and entertainment, flowing seamlessly from one to the next, combining open plan living on a grand scale with a number of more private and personal spaces. The triple aspect drawing room, with its working fireplace and French doors leading to an al fresco dining area, is a focal point for family gatherings. A floor to ceiling glass wall looks into the jewel like turquoise waters of the indoor swimming pool whilst a vertical full-height clerestory styled window offer views into the majestic trees in the gardens reaching up towards the full height of the 6 meters sloping ceiling, making this room as unique as one can imagine. At the opposite end of this enormous room, double doors lead off into the kitchen, dining and family room. This engaging space boasts a vaulted ceiling, exposing heavy set oak beams. The kitchen is equipped with four Smeg ovens, induction hob and sleek granite countertops. A useful boot room and pantry leads off from one end of the kitchen area whilst at the opposite end of the room a wood burner provides a focal point for this versatile space.

The property benefits from three further reception rooms currently used as a snug, library and study which are each fitted with handmade cabinetry providing ample storage for books and entertainment. In addition, set away from the living space is a good sized laundry room which serves for many daily domestic tasks as well as a separate guest cloakroom.

Passing through a dividing door which creates privacy and tranquillity from the rest of the ground floor, are found two large double bedrooms and a luxurious bathroom with walk in shower. This area is ideal for guests or multi-generational living and could easily be annexed to provide further privacy and separation if required.

Upstairs on the first floor, the principal bedroom features a luxurious en-suite with a freestanding Victoria & Albert Volcanic Limestone bath and walk in shower. A fitted dressing room is located on the second floor accessed via a staircase leading from the principal bedroom. Two additional double bedrooms share a refined Jack and Jill bathroom, both with double aspect views of the gardens. A convenient storeroom come playroom is also accessed from one of these bedrooms. Bathrooms throughout the house feature Villeroy & Boch and Hansgrohe Axor bathroom ware and fittings.

A highlight of Uplands Lodge is the heated indoor swimming pool which is lined with translucent marbelite stone and is encased by bi-fold doors which open onto the terracing, creating a seamless indoor-outdoor flow. Refurbished in 2023, the pool area, which includes its own dressing room and relaxation area, serves as a private oasis amidst the hustle and bustle of daily life. The current owners frequently use the pool year round.

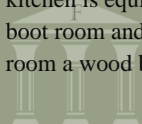
The home is equipped with modern amenities such as Cat 5 cabling, a Rotel / Bowers & Wilkins integrated sound system, and energy-efficient LED lighting. Solar-powered remote-controlled Velux blinds and superior detailing from Villeroy & Boch, Mandarin Stone, and Bowers & Wilkins further elevate the sense of luxury throughout.

Council Tax Band G - EPC Rating D - Tenure: Freehold – Private Road Fee Approx £100 PA

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



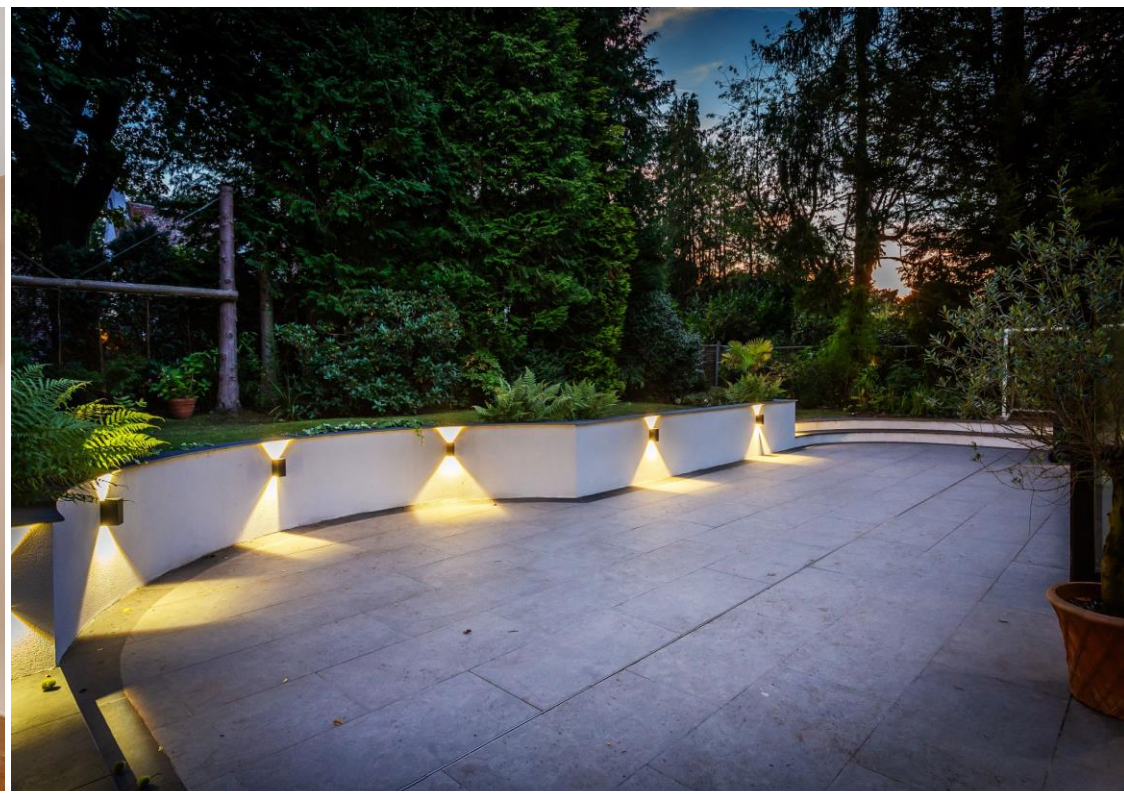




LOCATION

Situated just under two miles from the town centre, Uplands Lodge benefits from excellent transport links, including a mainline station with regular direct services to London taking a central London commuter to Waterloo station in under 25 minutes. The nearby market town of Guildford offers upscale shopping and dining options, while major road networks such as the A3, M25, and M3 provide easy access to central London and beyond. Heathrow Airport is only 13 miles away. Close to the Surrey Hills and south coast, Uplands Lodge is within easy reach of bucolic countryside and the sea, should a coastal antidote to the city be required. The area offers a wide selection of prestigious private and state schools, including Hoe Bridge, Halstead St Andrews, RGS Royal Grammar School, Reeds and Charterhouse. For sports enthusiasts, the location is ideal, with one of the country's finest golf clubs, Woking Tennis Club and horse riding stables all within a short walk and various recreational activities such as racing, sailing, and shooting within easy reach.



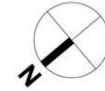


ACCOMMODATION & SPECIFICATION

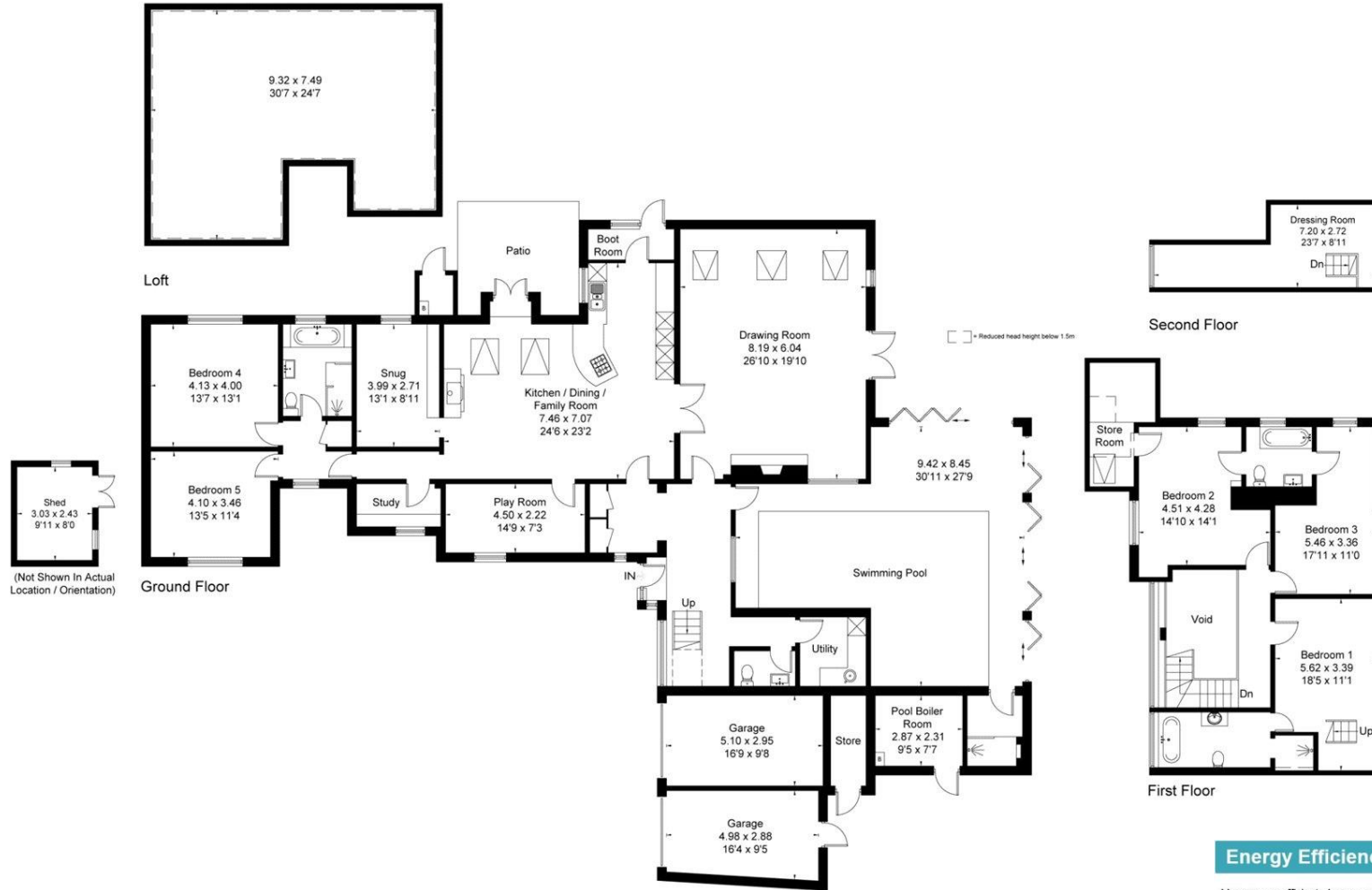
- ❖ Architectural Masterpiece Re-Designed By Award Winning Architect Elspeth Beard
- ❖ Blends of Modern Luxury With The historic Charm of Circa 1900 Coach House
- ❖ Striking Triple Height Entrance & Interiors
- ❖ Gourmet Vaulted Kitchen and Family Room
- ❖ Four Spacious Reception Rooms Including a Triple Aspect Drawing Room
- ❖ Five Sophisticated Bedroom Suites
- ❖ Marble-Lined Heated Indoor Swimming Pool
- ❖ Set Within Private Gated Grounds
- ❖ Double Width Garage & Ample Parking
- ❖ Prime Location With Excellent Connectivity



House Approximate Area = 379.0 sq m / 4080 sq ft
 Outbuildings & Garages = 48.6 sq m / 523 sq ft
 Total = 427.6 sq m / 4603 sq ft (Excluding Loft)
 Including Limited Use Area (7.7 sq m / 83 sq ft)



Undeveloped Limited Use Loft Space for Storage = 61.2 sq sm / 659 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 298153

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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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.