



Homes of Distinction



HOOK HEATH

Hook Heath Road, Hook Heath, Woking, Surrey, GU22

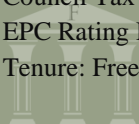
An exceptional period residence, where timeless elegance meets contemporary living, nestled within over 3/4 of an acre of private, mature grounds.

This outstanding detached period residence offers a perfect blend of timeless elegance and modern living, set within secluded and mature grounds exceeding 3/4 of an acre. The property includes a charming, self-contained one-bedroom detached annexe, ideal for guests or extended family. The grounds feature a fabulous entertainment terrace, providing an ideal space for al-fresco dining and gatherings in the tranquil surroundings. Off-road parking for multiple vehicles and a detached double garage further enhances the appeal of this remarkable home.

The thoughtfully designed accommodation includes a stunning open-plan kitchen and dining area with a bespoke kitchen, complete with a centre island and sky lantern. Two sets of double-glazed French doors seamlessly connect the indoor and outdoor spaces, leading to the terrace. A bright and airy triple-aspect drawing room, highlighted by a striking bay window, offers a perfect setting for relaxation. Additionally, a study doubles as a fourth bedroom. A utility room, and a downstairs cloakroom complete the ground floor layout.

Upstairs, the property boasts three generously proportioned double bedrooms, including a luxurious, double-aspect principal suite with a beautifully appointed en-suite bathroom. The extensive grounds, laid mainly to lawn, provide ample privacy and a serene environment, making this home an exceptional retreat for family life and entertaining.

Council Tax Band
EPC Rating D
Tenure: Freehold

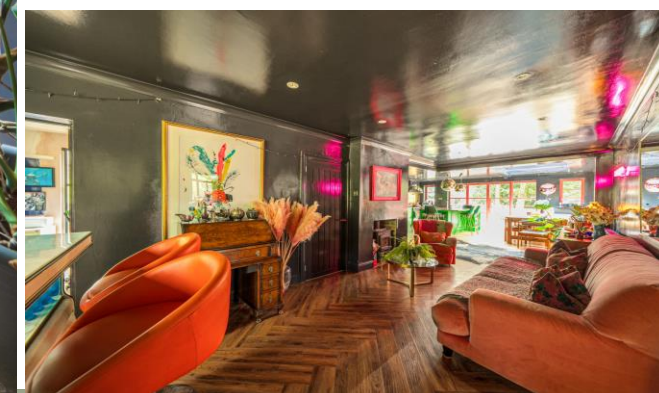


To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

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

01483 770800

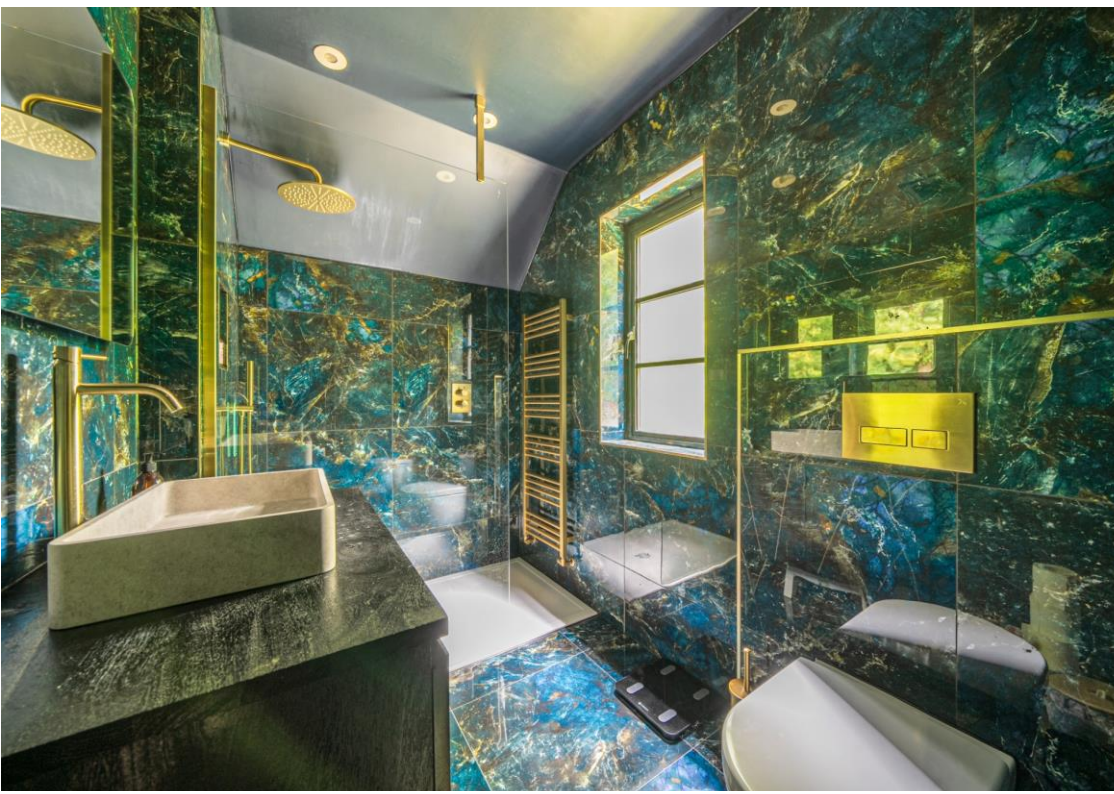




LOCATION

Conveniently situated within easy reach of Woking Town Centre, this property offers an array of amenities including extensive shopping, dining, and leisure options, along with cultural attractions such as The Victoria Theatre & Cinema and the Lightbox Gallery. Commuters will appreciate the proximity to Woking's mainline station, providing swift rail connections to London Waterloo in approximately 23 minutes, while easy access to the motorway network (J10, M25/A3) facilitates straightforward travel to central London and major airports. Outdoor enthusiasts will delight in the nearby Basingstoke Canal, River Wey, and Chobham Common, offering opportunities for walking, cycling, and fishing. Families will benefit from a selection of reputable state and private schools, including Hoebridge, St Andrews, and Greenfield, while golf enthusiasts can enjoy a choice of prestigious clubs such as Woking Golf Club and Foxhills, the latter of which includes a spa and hotel. With its prime location and abundance of amenities, this property presents an ideal opportunity for a diverse range of lifestyles.





ACCOMMODATION & SPECIFICATION

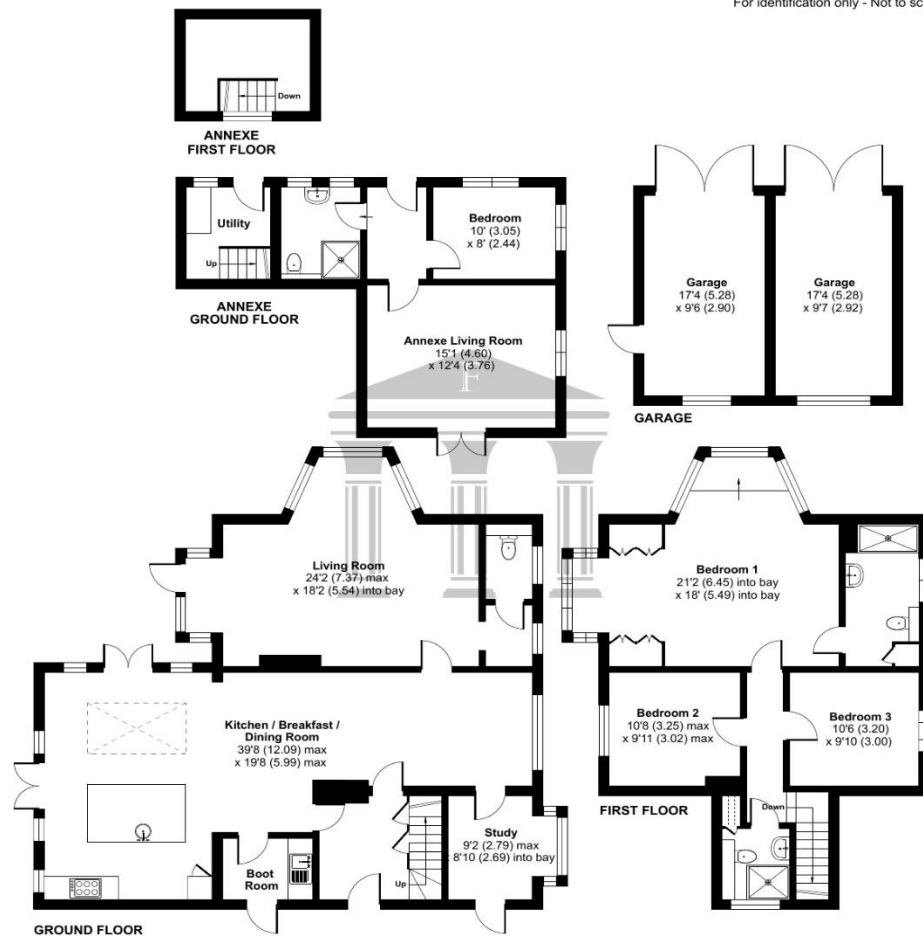
- ❖ Distinctive Detached Period Residence
- ❖ Self Contained One Bedroom Detached Annexe
- ❖ Bespoke Open Plan Kitchen/Dining Room With Sky Lantern
- ❖ Triple Aspect Drawing Room With Feature Bay Window
- ❖ Three Double Bedrooms
- ❖ Luxuriously Appointed En-Suite Bathroom To Principal Bedroom
- ❖ Extensive Mature Grounds Of Approximately 3/4 Of An Acre
- ❖ Ample Parking For Numerous Cars
- ❖ Detached Double Garage



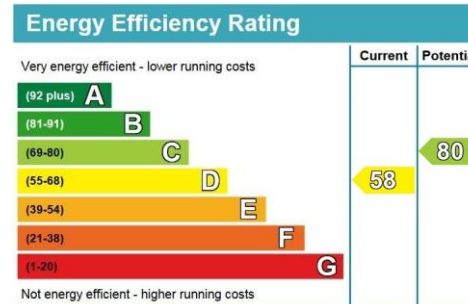
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Approximate Area = 1902 sq ft / 176.7 sq m
 Annexe = 511 sq ft / 47.4 sq m
 Garage = 335 sq ft / 31.1 sq m
 Total = 2748 sq ft / 255.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1177093





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www.foundationsofwoking.com

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