



Homes of Distinction



HOOK HEATH, WOKING

Pond Road, Hook Heath, Woking, Surrey, GU22

An exceptional residence, discreetly nestled within beautifully landscaped gardens, offering tranquillity and refined living in one of Hook Heath's most sought-after locations.

Nestled within one of Hook Heath's most prestigious and sought-after roads, 'Overdale' is an exceptional residence that epitomises elegance and exclusivity. Discreetly tucked behind secure double gates and framed by mature hedgerows, this distinguished double-fronted home is set within beautifully landscaped, wrap-around gardens that exude tranquillity and charm.

The property boasts a meticulously designed three-storey layout, seamlessly blending timeless architectural features with impeccable interior design. Highlights include five spacious double bedrooms. Amongst them, a luxurious principal suite, three versatile reception rooms, a dedicated study, and an expansive cinema/games room that crowns the top floor. Modern conveniences such as solar panels, a gated gravel driveway, and a detached double garage further enhance this remarkable home.

Step inside to discover an interior that radiates sophistication and warmth. A grand central entrance hall sets the tone, leading to a series of refined reception spaces perfect for both entertaining and everyday living. The triple-aspect drawing room is a standout feature, adorned with rich oak flooring, an elegant accent wall, and a working stone fireplace, all complemented by French doors that open onto the serene gardens. Adjacent, the formal dining room captures the home's heritage with bay windows and tasteful décor, while the private study offers a quiet retreat. The heart of the home lies in the expansive Thomas Ford & Sons kitchen/breakfast room, where solid wood cabinetry, sleek black granite countertops, and a classic Aga create a welcoming space, seamlessly connected to a cosy family room and a sun-drenched south-facing patio.

Ascending the graceful central staircase, the first floor reveals a galleried landing bathed in natural light, leading to the sumptuous principal suite. This serene sanctuary features garden views from its bay windows, a chic fitted dressing room, and a luxurious en suite with premium fixtures. Two additional double bedrooms enjoy their own deluxe en-suites, while two more share a beautifully appointed family bathroom. The top floor is dedicated to a versatile cinema/games room, offering endless possibilities for recreation and relaxation.

Outside, the picturesque gardens provide a quintessential English country ambiance, with flourishing lawns, vibrant flower beds, and mature vines climbing the red brick facade. A secure gated driveway and double garage ensure ample parking, completing the exceptional lifestyle offered by 'Overdale'.

Council Tax Band H - EPC Rating B - Tenure: Freehold – Private Road Fee Approx £50 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

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

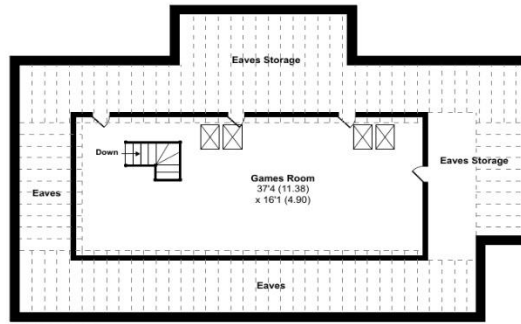
- ❖ Prestigious location offering an exclusive setting
- ❖ Expansive living space spanning over three meticulously designed storeys
- ❖ Thomas Ford & Sons designed kitchen/breakfast room with solid wood cabinetry and sleek black granite countertops
- ❖ Three versatile reception areas, including a triple aspect drawing room
- ❖ Five spacious double bedrooms, including a luxurious principal suite with a private dressing room and en-suite
- ❖ A private study ideal for remote work and a top floor cinema/games room offering flexible space for entertainment or relaxation
- ❖ Manicured English country-style gardens with flourishing lawns, vibrant flower beds, and mature vines climbing the charming red brick facade
- ❖ Secure double gated entrance leading to a private gravel driveway and detached double garage
- ❖ Excellent connectivity with swift rail links from Woking Station to London Waterloo in approximately 23 mins
- ❖ Close proximity to reputable schools, prestigious golf clubs and abundant outdoor spaces for walking, cycling and leisure activities



Overdale, Pond Road, Hook Heath, Woking, GU22

Approximate Area = 4536 sq ft / 421.4 sq m
 Limited Use Area(s) = 968 sq ft / 89.9 sq m
 Garage = 333 sq ft / 30.9 sq m
 Total = 5837 sq ft / 542.2 sq m

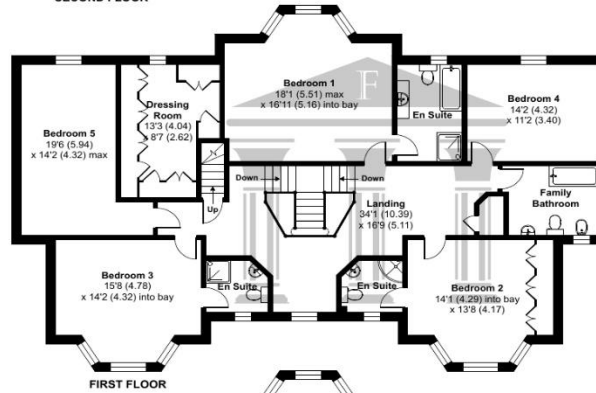
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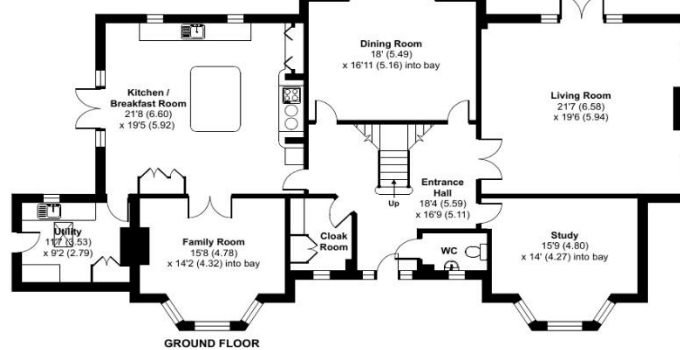
SECOND FLOOR



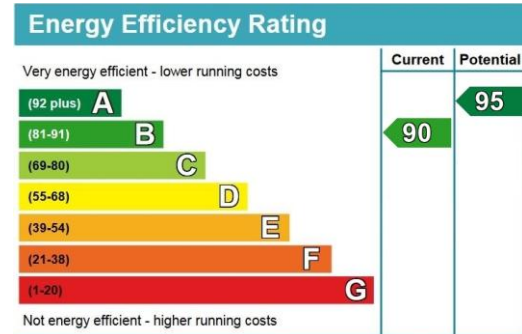
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © ncbcom 2025. Produced for Foundations Independent Estate Agents. REF: 1243752



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www.foundationsofwoking.com

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