

Homes of Distinction

# HOOK HEATH

Hook Hill Lane, Hook Heath, Woking, Surrey, GU22

*Stunning Brand-New Detached Executive Residence in the Prestigious Hook Heath area with Breathtaking Views.*

Nestled in the highly sought-after location of Hook Heath, this brand-new detached executive residence presents an exceptional opportunity for luxury living. Designed to a high standard, the property enjoys breathtaking, far-reaching views, creating a sense of tranquillity and exclusivity. The grounds, with beautifully maintained lawns, provide an idyllic setting for both relaxation and outdoor entertaining, enhancing the property's appeal as a refined family home.

At the heart of this stunning residence is a meticulously designed open-plan kitchen/dining/family room, offering an inviting space where contemporary style meets practicality. This impressive area is bathed in natural light, with windows framing the picturesque garden views. Thoughtfully designed with high-quality fixtures and finishes, the kitchen is both a functional and stylish focal point of the home. Additionally, the property boasts a remarkable triple-aspect living room, providing a bright and airy space perfect for entertaining or unwinding in comfort.

Ascending to the first floor, the landing leads to four generously proportioned double bedrooms, each designed to offer a luxurious and restful retreat. The top floor features an additional double bedroom and a bathroom, further enhancing the property's appeal. The property benefits from four opulent bathrooms, finished to an exceptional standard, ensuring convenience and privacy for all residents. High-end specifications, including bespoke double-glazed windows, contribute to the home's energy efficiency and contemporary aesthetic. Underfloor heating runs throughout, providing an added touch of comfort and modern sophistication.

The residence is approached via secure gated access, leading to a private driveway with ample parking for multiple vehicles. A double garage offers additional storage and practicality, complementing the property’s already impressive features. Designed with security and convenience in mind, this home provides the perfect balance of exclusivity and accessibility.

Available for immediate occupancy, this exquisite property is offered to the market with NO ONWARD CHAIN, making it an ideal opportunity for discerning buyers seeking a seamless purchase. With its prestigious location, exceptional design, and luxurious living spaces, this outstanding residence is a rare find in the Hook Heath area.

Council Tax Band TBC - EPC Rating TBC - 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

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## 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

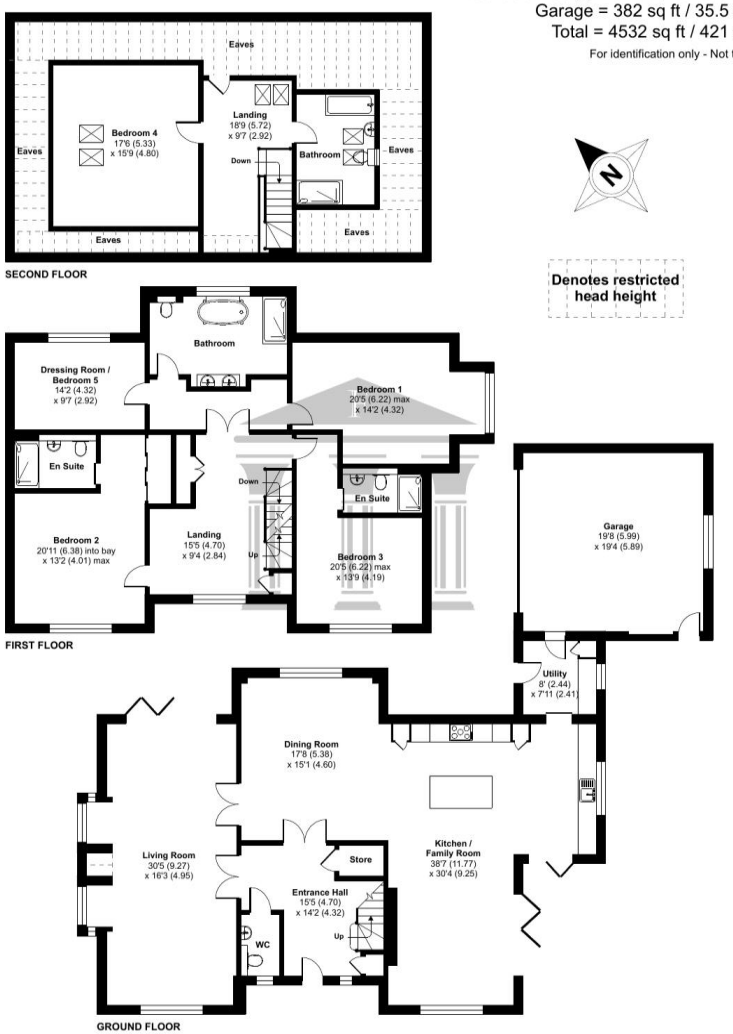
- Situated in the highly sought-after Hook Heath area, offering exclusivity and tranquillity
- Breathtaking far-reaching views enhancing the property's serene and luxurious ambiance
- Expansive Grounds with beautifully maintained lawned gardens
- Stunning open-plan kitchen/dining/family room serving as the heart of the home, overlooking the gardens
- Triple-aspect living room ideal for entertaining or unwinding in comfort
- Five double bedrooms offering luxurious accommodation
- Four luxurious well-appointed bathrooms
- Premium finished with bespoke double-glazed windows and underfloor heating
- Secure gated access with a private driveway providing parking and a double garage
- No Onward Chain and available for immediate possession





# Hook Hill Farm, Hook Hill Lane, Hook Heath, Woking, GU22

Approximate Area = 3602 sq ft / 334.6 sq m
Limited Use Area(s) = 548 sq ft / 50.9 sq m
Garage = 382 sq ft / 35.5 sq m
Total = 4532 sq ft / 421 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Foundations Independent Estate Agents. REF: 1262561

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