



Homes of Distinction

BISLEY

Hawk Farm, Church Lane, Bisley, Woking, Surrey, GU24 9EA

An Impressive Farmhouse Style Residence Positioned Within A Plot Approaching One Acre.

Introducing this exceptional modern farmhouse style residence, beautifully positioned on an expansive plot approaching one acre. Nestled along a tranquil country lane, the property offers the perfect blend of rural charm and modern convenience, with easy access to Woking Town Centre and its highly regarded mainline station, providing direct links to London. The home enjoys a peaceful, semi-rural setting, ideal for those seeking both privacy and connectivity.

The ground floor accommodation is thoughtfully designed to balance elegance with functionality. A welcoming dining hall sets the tone for the interior, leading to a magnificent triple-aspect drawing room, complete with a striking central fireplace—perfect for entertaining or unwinding. A family room opens directly to the rear garden through double doors, while a separate study provides a quiet space for work or reading.

The kitchen/breakfast room is impeccably appointed, offering both style and practicality for everyday living and culinary pursuits. Additional features on the ground floor include a utility room, boot room, and a conveniently located cloakroom, enhancing the home's overall efficiency and comfort.

Upstairs, a galleried landing gives access to four generously sized double bedrooms. Two of these benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a well-fitted family bathroom. The entire property is presented to an exceptional standard throughout, combining classic farmhouse character with modern refinement.

Council Tax Band G

EPC Rating C

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 located within easy reach of local schools and amenities, this property offers excellent connectivity, with convenient access to the M3 motorway (approximately 2 miles away) and Brookwood Mainline Station, providing a direct service to London Waterloo in around 30 minutes. The location ensures easy access to both Woking and Guildford, while the village itself features a primary school, with reputable secondary schools such as Gordon's in West End and Winston Churchill in St. Johns nearby. Everyday essentials are well catered for with a local Sainsbury's and a renowned continental butcher in the village, while a larger Sainsbury's superstore can be found in nearby Knaphill. Nature enthusiasts will appreciate the surrounding countryside, including Brentmoor Heath and Stafford Lake, offering acres of scenic common land for outdoor recreation.





ACCOMMODATION & SPECIFICATION

- ❖ Situated on a generous plot approaching one acre in a peaceful country lane
- ❖ Charming modern farmhouse design blends traditional rural aesthetics with contemporary comfort
- ❖ Impressive triple-aspect drawing room
- ❖ A welcoming dining hall and a separate family room with direct access to the rear garden through double doors
- ❖ Dedicated study offering a quiet retreat
- ❖ Beautifully appointed kitchen/breakfast room
- ❖ Practical utility spaces include a utility room, boot room, and ground floor cloakroom
- ❖ Galleried landing leads to four well-proportioned double bedrooms
- ❖ Two bedrooms benefit from their own en-suite shower rooms, complemented by a well-appointed family bathroom
- ❖ Superbly presented and finished to a high standard, with thoughtfully curated interiors



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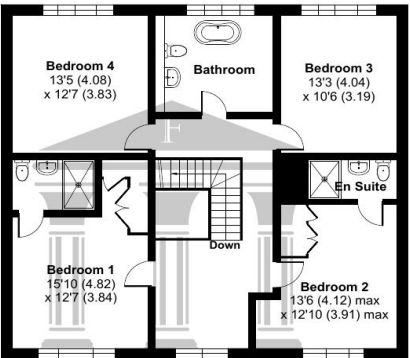
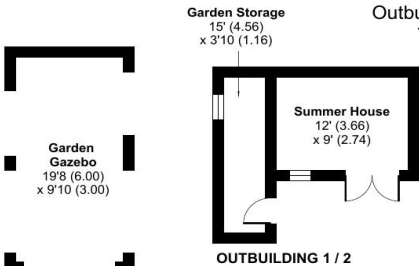
Approximate Area = 2875 sq ft / 267 sq m

Garage = 332 sq ft / 30.8 sq m

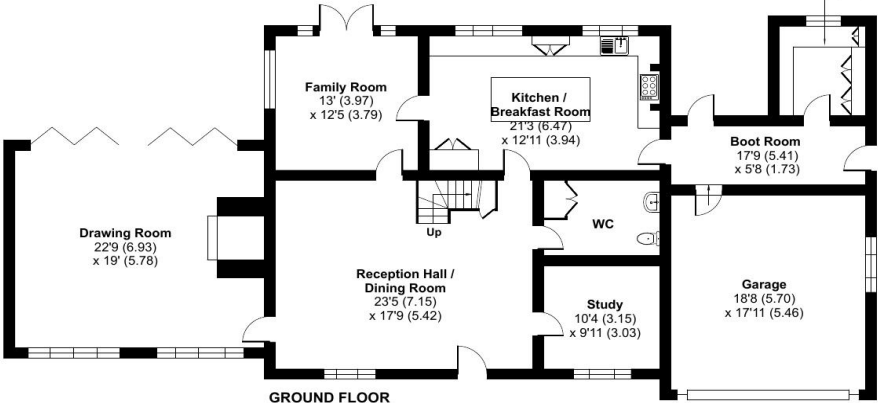
Outbuildings = 165 sq ft / 15.3 sq m

Total = 3372 sq ft / 313.1 sq m

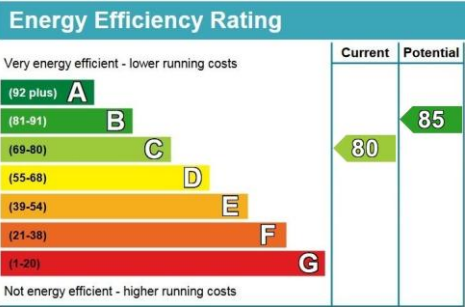
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FIRST FLOOR



GROUND FLOOR





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www.foundationsofwoking.com

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