



Homes of Distinction

HOOK HEATH

Columbyne, Pine Road, Hook Heath, Woking, Surrey, GU22 0DX


Prestigious Five Bedroom Executive Home with Half-Acre Secluded Gardens.

Set within a prestigious private road, this impressive five double bedroom, three bathroom detached executive residence offers over 4,000sq ft of beautifully presented accommodation, complemented by exceptional mature gardens approaching half an acre. Designed with both elegance and practicality in mind, the property combines generous proportions, an adaptable layout, and high-quality finishes, creating a superb family home in one of the area's most sought-after locations. It's secluded setting offers a wonderful sense of privacy while remaining within easy reach of Woking town centre and its highly regarded mainline station.

The welcoming reception hall sets the tone for the home, leading to a choice of three versatile reception rooms, each with a distinct character and purpose. A light-filled double aspect living room provides an inviting space for relaxation, while additional reception rooms offer opportunities for formal dining, a playroom, or a snug. At the heart of the home, the magnificent 32ft kitchen/breakfast/family room features sleek contemporary fittings, a large central island, and bi-folding doors opening seamlessly to the garden—ideal for both everyday living and entertaining on a grand scale.

Upstairs, the principal bedroom suite is a true retreat, complete with a luxuriously appointed en-suite bathroom. A generously sized guest bedroom also benefits from its own en-suite, while the remaining bedrooms share a stylish family bathroom. The property further includes a self-contained home office/annexe facility with shower room, offering excellent flexibility for multi-generational living, guest accommodation, or a dedicated work-from-home space.

Externally, the property is surrounded by stunning, mature, and secluded gardens, offering an idyllic setting for outdoor enjoyment in every season. With extensive lawns, well-established planting, and multiple seating areas, the grounds provide both beauty and privacy. To the front, generous driveway parking is complemented by an electric vehicle charging point. While already substantial, the property offers potential to further enlarge, subject to the usual consents, allowing buyers the opportunity to tailor it to their exact needs. This is a rare opportunity to secure a home of this calibre in a highly desirable location, perfectly balancing tranquillity and convenience.


Council Tax Band H
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 and Guildford Town Centres, 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.





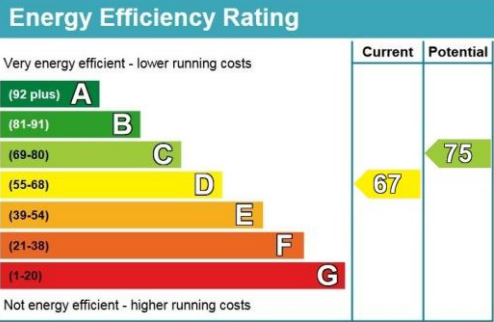
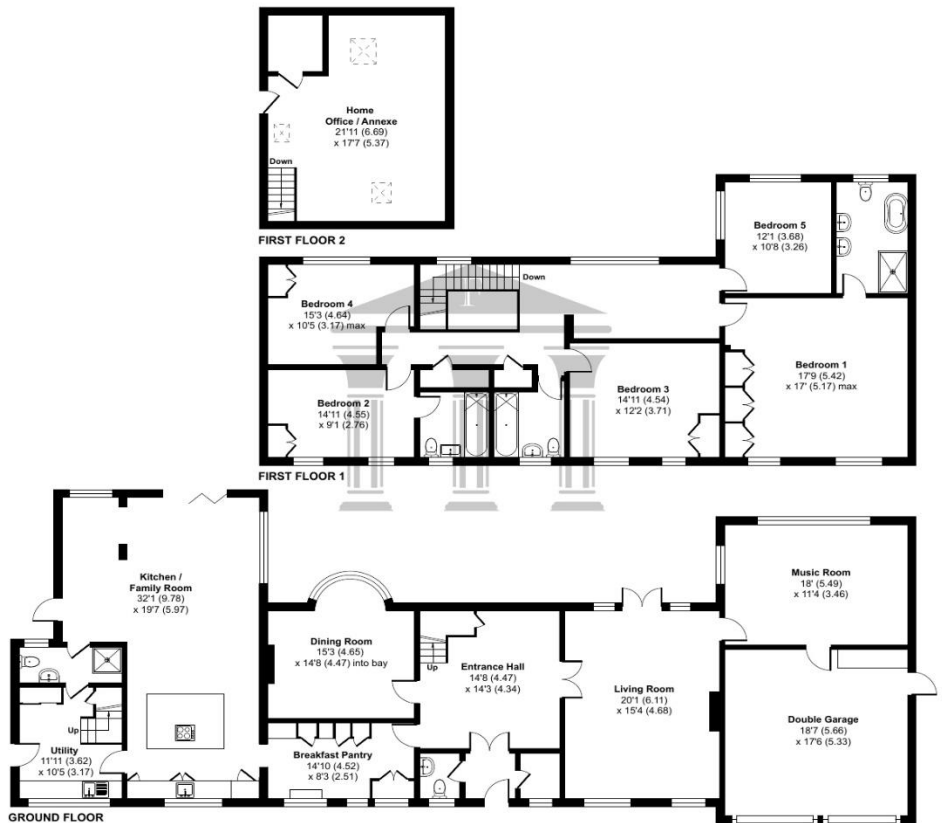
ACCOMMODATION & SPECIFICATION

- ❖ Prestigious private road location within easy reach of Woking town centre & mainline station
- ❖ Over 4,000sq ft of versatile and beautifully presented living space
- ❖ Five double bedrooms and three well-appointed bathrooms
- ❖ Magnificent 32ft kitchen/breakfast/family room with bi-folding doors to the garden
- ❖ Three additional reception rooms offering flexibility
- ❖ Self-contained home office/annexe with shower room
- ❖ Mature, secluded gardens approaching half an acre with multiple seating areas
- ❖ Potential to further enlarge the property, subject to the usual consents
- ❖ Generous driveway parking complemented by an electric vehicle charging point



Pine Road, Hook Heath, Woking, GU22

Approximate Area = 3689 sq ft / 342.7 sq m
Garage = 318 sq ft / 29.5 sq m
Total = 4007 sq ft / 372.2 sq m
For identification only - Not to scale





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www.foundationsofwoking.com

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.