



*Homes of Distinction*

## WOKING

Heathside Park Road, Woking, Surrey, GU22

*A substantial six bedroom detached Tarrant residence nestled within fabulous south facing gardens.*

Situated on the periphery of the prestigious Hockering Estate, this distinguished six-bedroom detached Tarrant residence occupies a prime position on one of Woking's most sought-after roads. Enjoying a peaceful yet highly convenient setting, the property lies within easy walking distance of Woking Town Centre and the mainline railway station, offering fast and frequent services into London Waterloo.

This substantial family home, available with no onward chain, is arranged over three well-proportioned floors and offers versatile accommodation ideal for modern family living. The top floor provides a flexible suite that is perfectly suited for use as an au pair or guest accommodation. Throughout the home, there is a wealth of character and period charm, with features including a grand central staircase, high ceilings, elegant bay windows, and original fireplaces.

The ground floor is particularly impressive, beginning with a striking reception hall that leads to four generously sized reception rooms, ideal for both formal entertaining and everyday family use. A 27-foot kitchen/breakfast room serves as the heart of the home, complemented by a separate utility room and a cloakroom, enhancing the functionality of the living space.

Upstairs, the principal bedroom is a luxurious retreat, complete with a well-appointed en-suite bathroom. Four further bedrooms are served by two additional bathrooms, all presented to a high standard and designed with comfort in mind. The layout offers a harmonious balance between private and shared spaces.

Externally, the property is set within a substantial south-facing garden that provides a high degree of seclusion and privacy, making it ideal for outdoor entertaining and family activities. To the front, a spacious driveway offers ample off-street parking and leads to an attached garage. Rarely available in such a prestigious location, this impressive residence presents an outstanding opportunity for discerning buyers.

Council Tax Band G - 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

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Situated on the highly regarded south side of Woking, nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.





## ACCOMMODATION & SPECIFICATION

- ❖ Elegant six-bedroom detached Tarrant residence, offered with no onward chain
- ❖ Prime location on one of Woking's most prestigious roads, near the Hockering Estate
- ❖ Within walking distance of Woking Town Centre and mainline station
- ❖ Versatile accommodation across three floors
- ❖ Grand period features throughout, including a sweeping staircase, bay windows, and fireplaces
- ❖ Spacious 27ft kitchen/breakfast room
- ❖ Principal bedroom with en-suite
- ❖ Secluded generous south-facing garden
- ❖ Ample driveway leading to an attached garage



# Heathside Park Road, Woking, GU22

Approximate Area = 3699 sq ft / 343.6 sq m

Limited Use Area(s) = 138 sq ft / 12.8 sq m

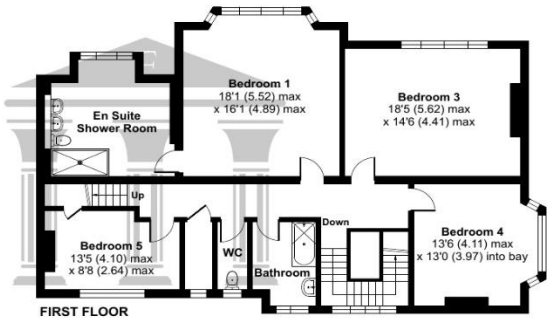
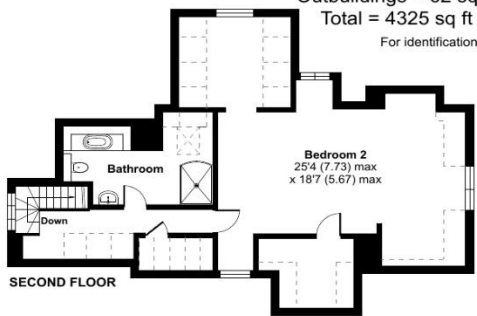
Garage = 426 sq ft / 39.5 sq m

Outbuildings = 62 sq ft / 5.7 sq m

Total = 4325 sq ft / 401.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
67	81

Not energy efficient - higher running costs



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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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