



Homes of Distinction



HOOK HEATH

Allen House Park, Hook Heath, Woking, Surrey, GU22

A Beautifully Designed Residence in this Prime Sought-After Setting.

An exceptional five-bedroom detached residence, comprehensively remodelled and exquisitely appointed throughout, offering an outstanding blend of contemporary elegance, generous proportions and refined family living. An impressive reception hall provides a striking introduction to the home, setting the tone for the beautifully curated accommodation that unfolds beyond.

The heart of the property is an outstanding open-plan kitchen and dining room, thoughtfully designed for both sophisticated entertaining and everyday living. Featuring a striking central island and an excellent range of bespoke cabinetry, this impressive space seamlessly combines style and functionality. Complementing the principal living areas are two elegant reception rooms, providing versatile spaces for formal entertaining, relaxation or home working, together with a discreetly positioned cloakroom.

Arranged over two floors, the bedroom accommodation has been thoughtfully designed to provide both comfort and versatility. The principal suite offers a luxurious retreat, complete with a beautifully appointed en-suite bathroom finished to an exceptional standard. The remaining bedrooms are generously proportioned and elegantly presented, providing flexible accommodation for family members and guests alike. A particular highlight of the home is the impressive top-floor bedroom suite, featuring a stylish bathroom and two sets of double-opening doors with Juliet balconies, enjoying elevated views over the garden and creating a wonderfully light and airy space.

Outside, the property benefits from a substantial terrace, ideal for al fresco dining, entertaining and enjoying the garden surroundings. The gardens are well maintained and provide an attractive backdrop to the property, while to the front, a driveway provides ample parking and leads to the integral double garage. Occupying a prestigious position within a highly regarded residential development, the property is conveniently situated for both Woking and Guildford town centres, offering an extensive range of shopping, dining and leisure amenities, together with excellent mainline rail connections to London and the surrounding areas.

EPC Rating C – Council Tax Band G – Tenure: Leasehold - Lease: 961 Years
Ground Rent: £50 PA - Service Charge: £260 PA



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Set within the highly regarded Hook Heath area, one of Woking's most sought-after residential locations, this property enjoys an enviable balance of tranquillity, convenience, and lifestyle appeal. Characterised by larger homes set on generous plots, Hook Heath offers a leafy and established setting with an excellent range of leisure facilities close at hand, including Woking Golf Club just moments away, along with the nearby tennis and croquet club, Woking Park, Woking Leisure Centre, and the popular Pool-in-the-Park complex. Outdoor enthusiasts are equally well catered for with the Basingstoke Canal, River Wey, and Chobham Common all within easy reach, providing beautiful surroundings for walking, cycling, and recreation. Woking Town Centre lies under two miles away and offers an extensive selection of shopping, dining, entertainment, and cultural attractions, including The Victoria Theatre & Cinema, The Lightbox Gallery, and the Peacocks Shopping Centre. Guildford, renowned for its cobbled High Street, excellent retail offering, cathedral, and the Yvonne Arnaud Theatre, is also conveniently accessible. For commuters, Woking's mainline station provides fast and regular rail services to London Waterloo in approximately 23–26 minutes, while the nearby A3, M25, and motorway network offer excellent road connections to central London and major airports. The area is also particularly well regarded for schooling, with a number of respected state and private schools nearby, including Hoebriidge, Halstead St Andrews, and Greenfield, making this an outstanding location for families and professionals alike.





ACCOMMODATION & SPECIFICATION

- ❖ Exceptional Five Bedroom Detached Executive Residence
- ❖ Remodelled to an Exacting Standard
- ❖ Impressive Reception Hall and Elegant Living
Accommodation
- ❖ Stunning Open-Plan Kitchen/Dining Room with Feature
Island
- ❖ Two Separate Reception Rooms Ideal for Family Living and
Entertaining
- ❖ Luxurious Principal Suite with High Specification En-Suite
Bathroom
- ❖ Secluded Private Gardens, Driveway Parking and Integral
Double Garage
- ❖ Highly Sought-After Location
- ❖ Convenient for Woking, Guildford and Mainline Stations



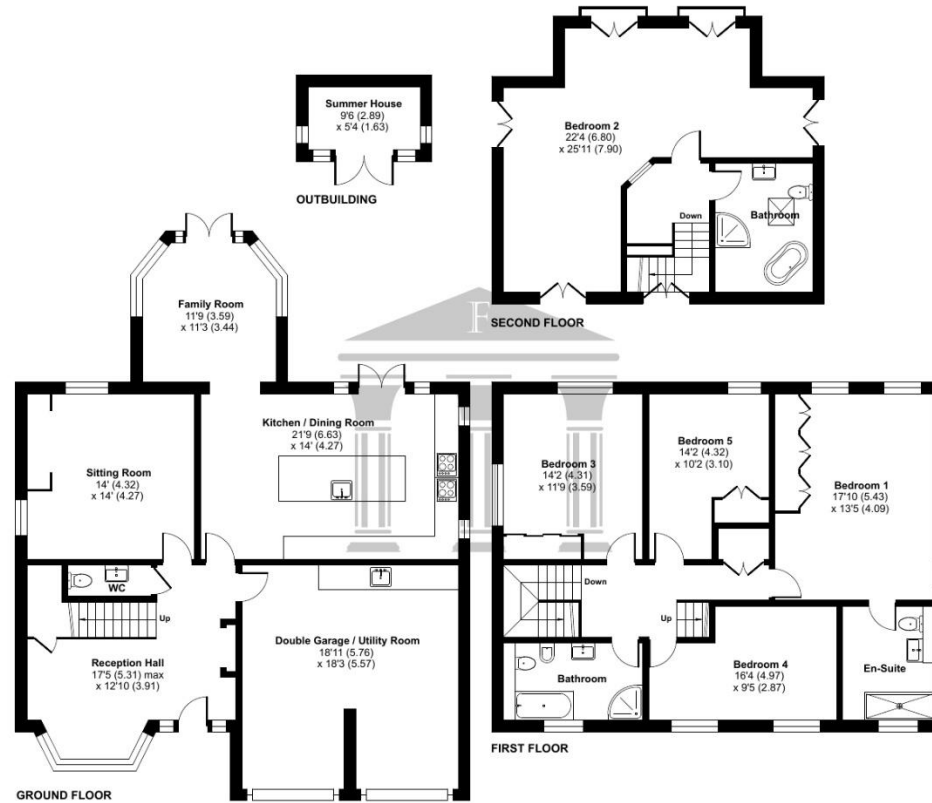
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Approximate Area = 2446 sq ft / 227.2 sq m

Garage = 345 sq ft / 32 sq m

Total = 2791 sq ft / 259.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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.