

Homes of Distinction

HOOK HEATH

Pine Road, Hook Heath, Woking, Surrey, GU22

A private Hook Heath residence with self-contained Annex.

Set on what is arguably Hook Heath's finest private road, this beautifully appointed family residence offers an exceptional sense of privacy and seclusion. Its impressive plot creates a peaceful setting, while the home's generous accommodation is designed to bring family life together and give everyone room to find their own space.

The triple-aspect living room is filled with natural light, while the spacious open-plan kitchen/dining room opens directly onto the rear garden through bi-fold doors. A study provides a quiet place to work, complemented by a utility room and a dedicated boot room.

The principal suite is a striking retreat, with a Juliet balcony overlooking the gardens, an open-plan dressing room and a luxurious bathroom. A guest bedroom with en-suite is joined by three further double bedrooms, a family bathroom and a separate shower room.

A self-contained annexe offers a welcome degree of independence, making the property particularly well suited to multi-generational living. The combination of a secluded setting and excellent access to Woking town centre and its mainline station makes this an appealing home for both relaxed family life and convenient commuting.

Council Tax Band G: EPC Rating C: Tenure Freehold

Private Road Fee £150 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

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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 Hoebridge, Halstead St Andrews, and Greenfield, making this an outstanding location for families and professionals alike.











ACCOMMODATION & SPECIFICATION

- Five Double Bedrooms
- Five Bathroom
- Self Contained Annexe
- Triple Aspect Living Room
- Open-Plan Kitchen/Dining Room
- Principal Suite with Juliet Balcony
- Study, Utility Room and Boot Room
- Private Plot with easy access to Woking Town centre and Mainline station

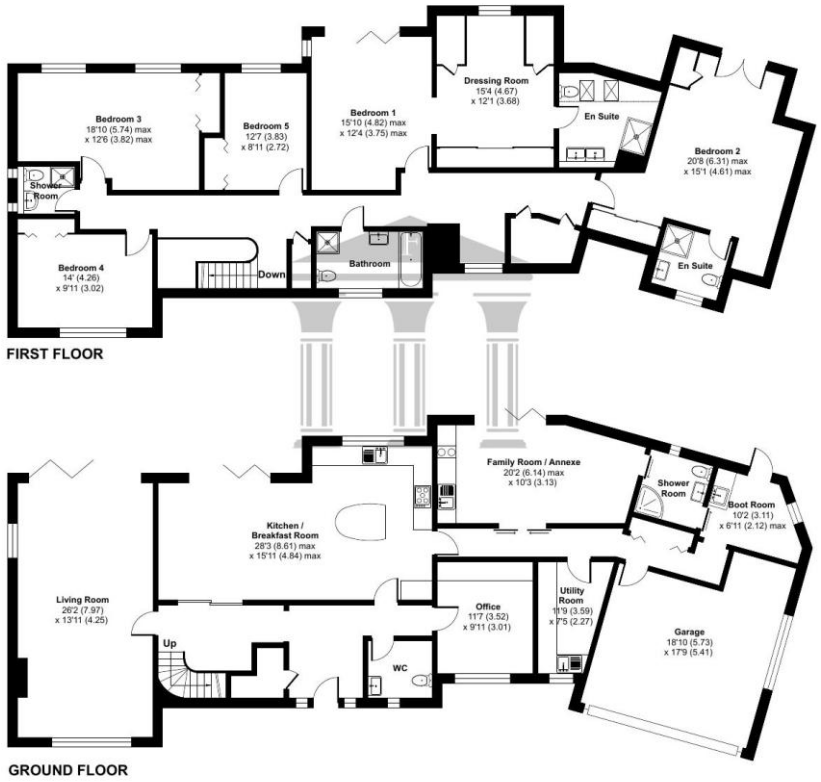




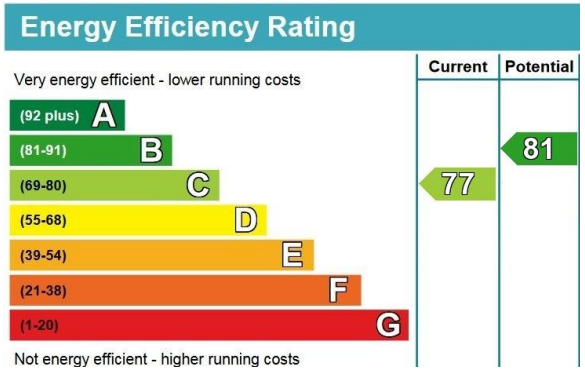
Aspen House, Pine Road, Woking, GU22

Approximate Area = 3517 sq ft / 326.7 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 3838 sq ft / 356.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Foundations Independent Estate Agents. REF: 1539255



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www.foundationsofwoking.com

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