



GREYWELL HOUSE

THE HOCKERING . WOKING . SURREY





GREYWELL HOUSE

THE HOCKERING • WOKING • SURREY

An impressive family house, located in a private estate in the popular commuter town of Woking

Entrance Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room • Games Room • Media Room • Study • Cellar

Master Bedroom with En-suite, 'his' and 'hers' Dressing Rooms and Balcony • Guest Suite with Dressing Room • Six Further Bedrooms • Two Family Bathrooms

Gym • Treatment Room • Swimming Pool

Landscaped Gardens and Grounds

In approximately 0.75 acres

Total sq footage 8,138 (756.0 sq. m)

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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

(All distances and times are approximate)



Woking Town 1.3 miles

Guildford 7 miles

Central London 28 miles

Woking train station 1.1 miles

(London Waterloo from 23 minutes)



A3 Northbound 3.5 miles

M25 (junction 11) 5.5 miles



Heathrow (Terminal 5) 20 miles

Gatwick 40 miles



Halsted, Woking

St Andrews, Horsell

Hoe Bridge, Woking

Rydes Hill, Woking

The Royal Grammar School, Guildford

Guildford High School, Guildford

Tormead, Guildford



Goodwood Racecourse, Chichester

Ascot Racecourse, Ascot

Sandown Park Racecourse, Esher

Epsom Racecourse, Epsom



Woking

West Hill

Worplesdon

Wentworth

Sunningdale





Greywell House

Greywell House is a substantial family house offering wonderful family accommodation set in the heart of this exclusive private estate.

The front door opens into a generous reception hall off which are three south facing reception rooms. In turn, there is a well fitted kitchen/breakfast/family room with doors leading out to the terrace and garden.

There are two further reception rooms downstairs.

There is an integral double garage offering plenty of storage.

Upstairs there is a very impressive master bedroom suite with 'his' and 'hers' separate dressing rooms, balcony and spacious en-suite bathroom. There is one more bedroom suite with dressing room and bathroom as well as six further bedrooms and two further bathrooms.

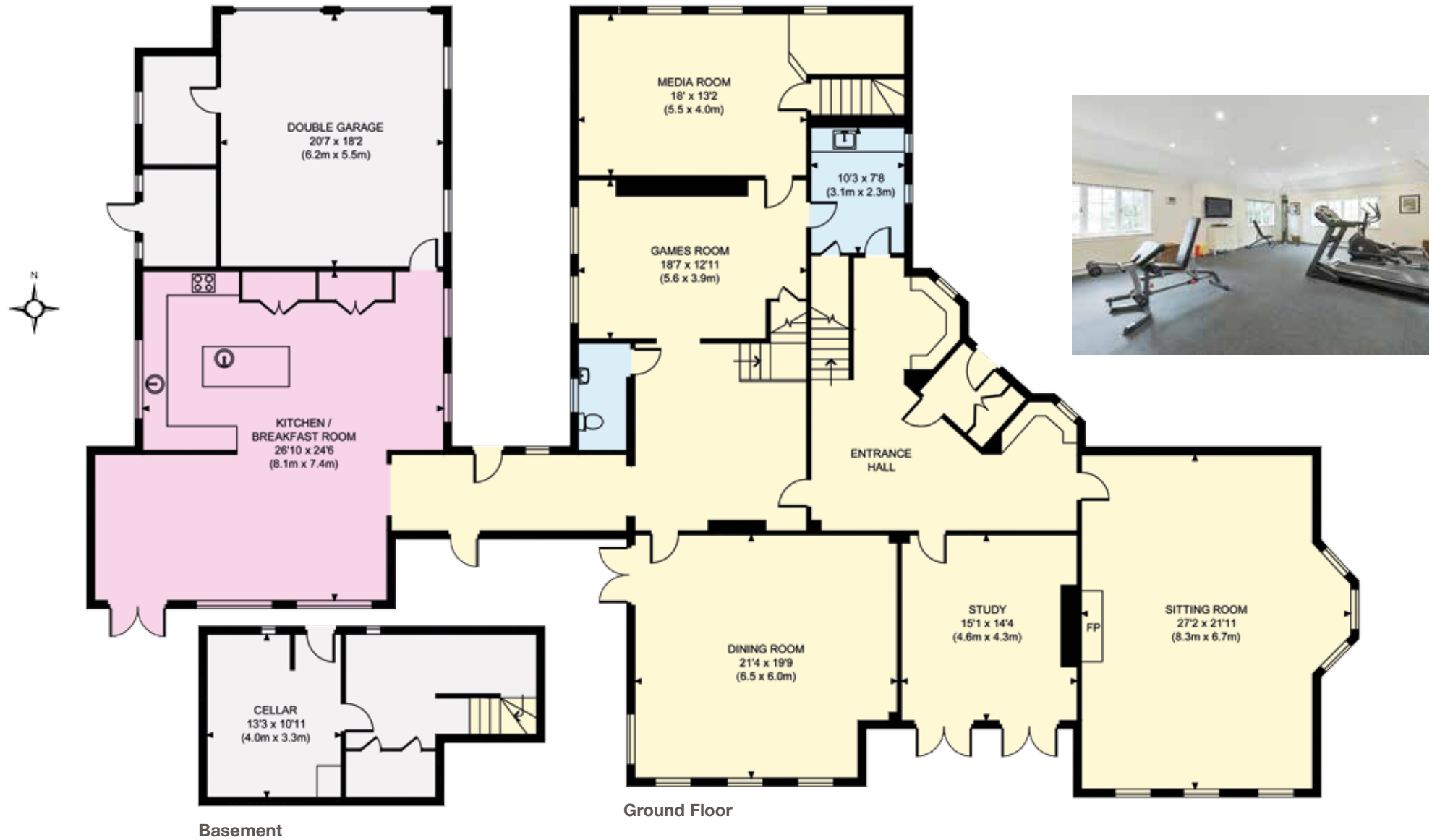


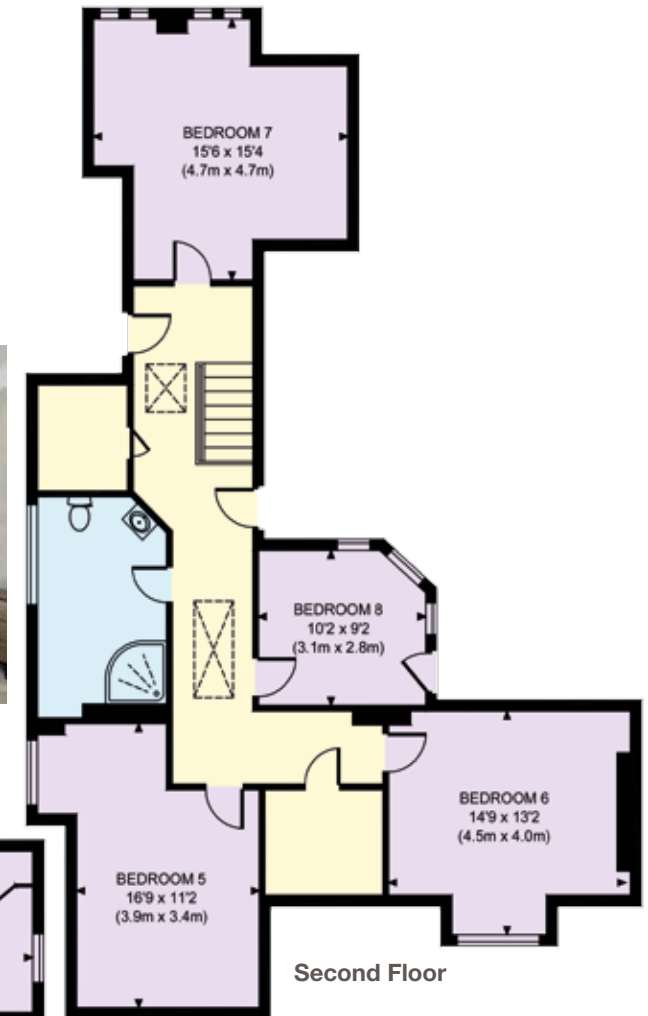




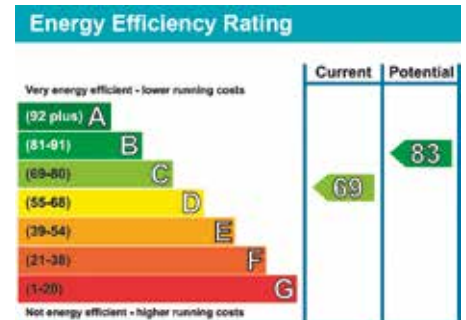
Approximate Gross Internal Floor Area

8138 sq.ft / 756.0 sq.m





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



Gardens and Grounds

Greywell House is located in The Hockering which is a private estate in arguably one of the finest locations in Woking. The majority of the properties within the estate are substantial houses set in large grounds; and one of the greatest benefits is its peaceful setting but close proximity to Woking station

The property is approached from Hockering Road into a paved driveway. The majority of the gardens are to the rear and face south with expansive terracing and lawn. The mature gardens are designed to offer all year interest, from an abundance of spring bulbs and autumn colour specimen trees and shrubs. Tucked away to one side of the garden beyond the patio is the swimming pool. The pool has an automatic closing safety cover and this area is attractively lit at night.





Services

The vendors advise us that the property has all mains services.

Viewing

All viewings are strictly by prior appointment with the joint sole agents.

Local authority

Woking Borough Council. 01483 755855

Directions (GU22 7HJ)

From the centre of Woking proceed in a southerly direction towards Guildford on the A320. After passing Woking Police Station on the left hand side, turn left into Heathside Road and continue all the way along, turning left into Hockering Road just after the turning on the right into Heathfield Road. Proceed through the white entrance gates to The Hockering (Hockering Road) Greywell House is the third house on the right hand side after the turning to Knowl Hill.

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