

AUGUSTA

Golf Club Road • Hook Heath • Woking • Surrey



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WOKING • SURREY

An extremely stylish family house offering 4704 sq ft of beautifully presented accommodation in arguably one of the best locations in Woking.

Accommodation

Reception hall, drawing room leading through to a conservatory, dining room, media/family room, kitchen/breakfast/family room with bi-fold doors to garden, utility room, cloakroom

Master bedroom with en suite bathroom, wet room and dressing area, 5 further bedrooms, 3 further bath/shower rooms (2 en suite), gym (potential to create an annexe)

Three car garage with electric doors, beautiful south facing landscaped gardens.

In all about 0.4 acres



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Description

Augusta has been sympathetically extended and modernised to offer many bespoke features providing stunning accommodation over two floors only. Impressive design detail includes a stunning bespoke kitchen from Extreme Design of Sunningdale. The house has been designed for entertaining but also makes a wonderful family home.

The house is approached from Golf Club Road via impressive designer gates by Arts of Steel. A gravel driveway leads to a parking area in front of the three car garage. The gardens have been landscaped by a professional RHS winner and include architectural planting, specimen trees, discreet lighting and a water feature.

The house is within 0.2 miles of Woking Golf Club, which was founded in 1893 and is the oldest heathland course in Surrey.





Situation

(All distances and times are approximate)



- Local shops 1.4 miles
- Woking 1.6 miles
- Guildford 5.3 miles
- Central London 32 miles



- Woking 1.8 miles (London Waterloo from 23 minutes)
- Brookwood 3.1 miles (London Waterloo from 35 minutes)



- A3 (Burpham northbound) 5.2 miles
- M3 (Junction 3 @ Bagshot) 7.7 miles
- M25 (Junction 11) 7.3 miles



- Heathrow (Terminal 5) 15.9 miles
- Gatwick 36 miles



- Halstead, Woking
- St Andrews, Horsell
- Hoe Bridge, Woking
- Rydes Hill, Worplesdon
- The Royal Grammar School, Guildford
- Guildford High School, Guildford
- Tormead, Guildford
- Lanesborough, Guildford



- Goodwood
- Ascot
- Sandown
- Epsom



- Woking
- West Hill
- Worplesdon
- Wentworth
- Sunningdale
- Guildford







Services

We are advised by our clients that the property has all mains services

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

Local Authority

Woking Borough Council. 01483 755855.

Tenure

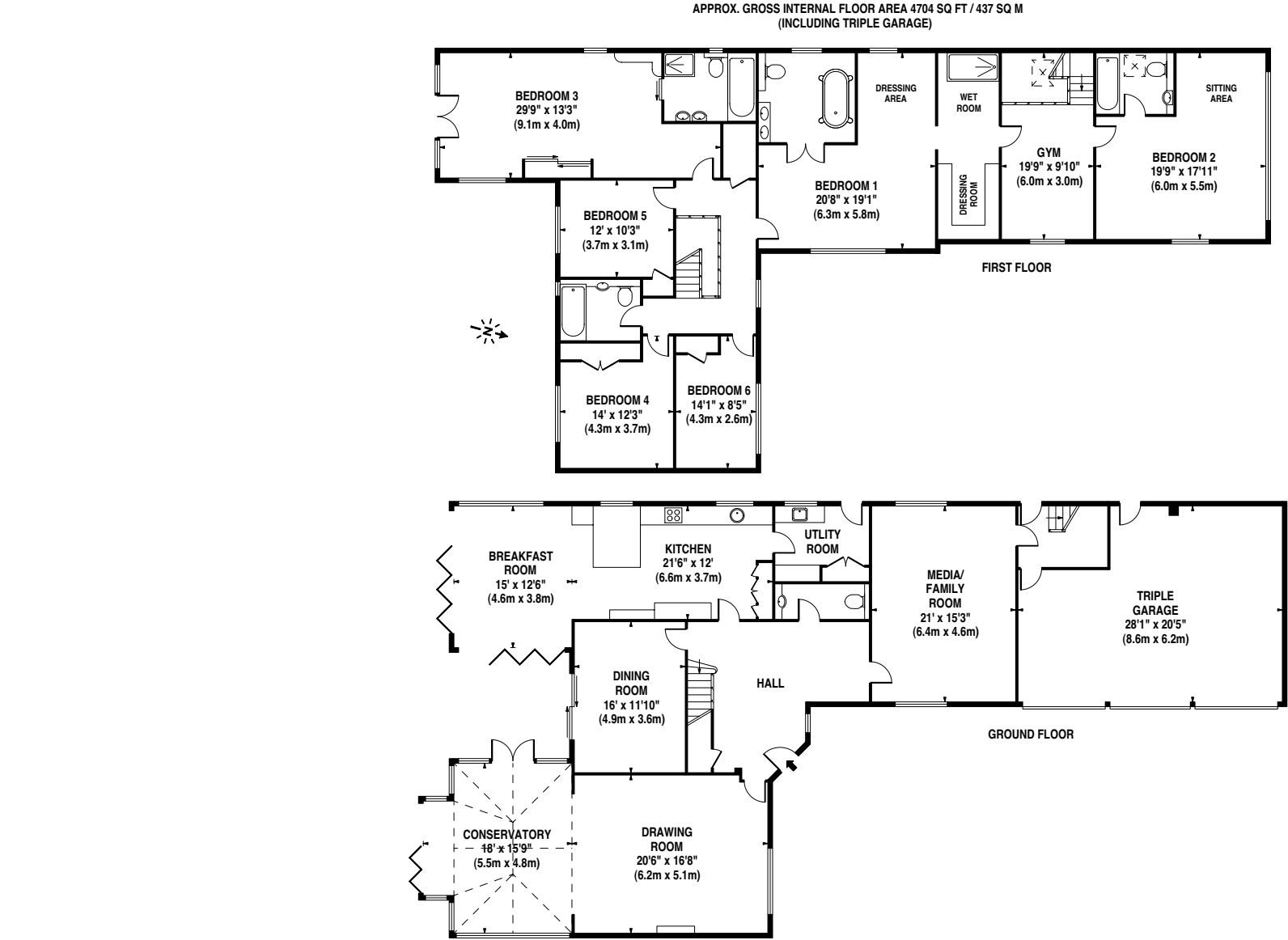
Freehold

Viewing

Viewing is strictly by prior appointment through Knight Frank LLP, the sole selling agent.

Directions (GU22 0LU)

From Guildford, take the A320 towards Woking and after about 4 miles, upon reaching Mayford roundabout, take the first left exit signposted to Pirbright and Aldershot onto the B380. After about 100 yards just after the local shop and Post Office, turn right at the green into Hook Hill Lane, over the bridge and up the hill to the T-junction. At the top, go straight over into Hollybank Road and near the end, turn left into Golf Club Road where Augusta will be found on the left hand side at the golf club end of the road.



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