

# GREYWELL HOUSE

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THE HOCKERING ESTATE • SURREY







# GREYWELL HOUSE

HOCKERING ROAD, WOKING, SURREY, GU22 7HP

Greywell House is a substantial Tarrant built home offering over 8100sqft of accommodation set in an exceptional 0.76acre plot in the heart of this exclusive private estate. The exterior references eclectic Georgian styling including sash windows, a roofline with dentil moulding and a portico porch with plain Doric columns, all of which would have assisted with the property's designation as a locally-listed building of Townscape Merit.

- The Hockering Private Estate
- 1911 W.G. Tarrant House
- 0.76 Acres
- Eight Bedrooms
- Six Reception Rooms
- Five Bathrooms
- Gym & Treatment Room
- Cellar & Wine Store
- South Facing Rear Garden
- Swimming Pool
- Circular Driveway & Double Garage
- Close to Woking Town Centre & Mainline Station



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*Extensive period features inside include mahogany wall panelling, plaster relief ceiling decoration, oak flooring in parts, and striking fireplaces including an 18th Century French marble fireplace.*









*The generous reception hall features two seater bay windows which add shape and interest to this area which has a period fireplace and an impressive staircase leading to the first floor. Doors lead to six receptions of which four are south facing including the beautifully fitted double aspect kitchen/breakfast/family room with stunning hand paint units, central island and doors leading out to the terrace and garden.*























*Upstairs the impressive master bedroom suite offers his and hers separate dressing rooms, its own balcony and spacious en-suite bathroom with huge walk in shower.*









*There are seven further bedrooms and four bath / shower rooms spread over the 1st and 2nd floor in addition to the 21'5 gym with adjacent treatment room. The space could easily be adapted to a multitude of ancillary uses or secondary accommodation if required. Further accommodation includes the basement, two stores and the integral double garage offering plenty of storage.*













*The property is approached from Hockering Road into a welcoming gravel driveway with turning circle.*





## GARDEN & EXTERIOR

*The majority of the gardens are to the rear and face south with expansive terracing and lawn, mature landscaping has been designed to offer all year interest, from an abundance of spring bulbs and autumn colour specimen trees and shrubs. The heated swimming pool is tucked away to one side of the garden beyond the patio which is attractively lit at night. This pool benefits from an automatic closing safety cover.*













Approximate Gross Internal Floor Area  
8138 sq.ft / 756.0 sq.m

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

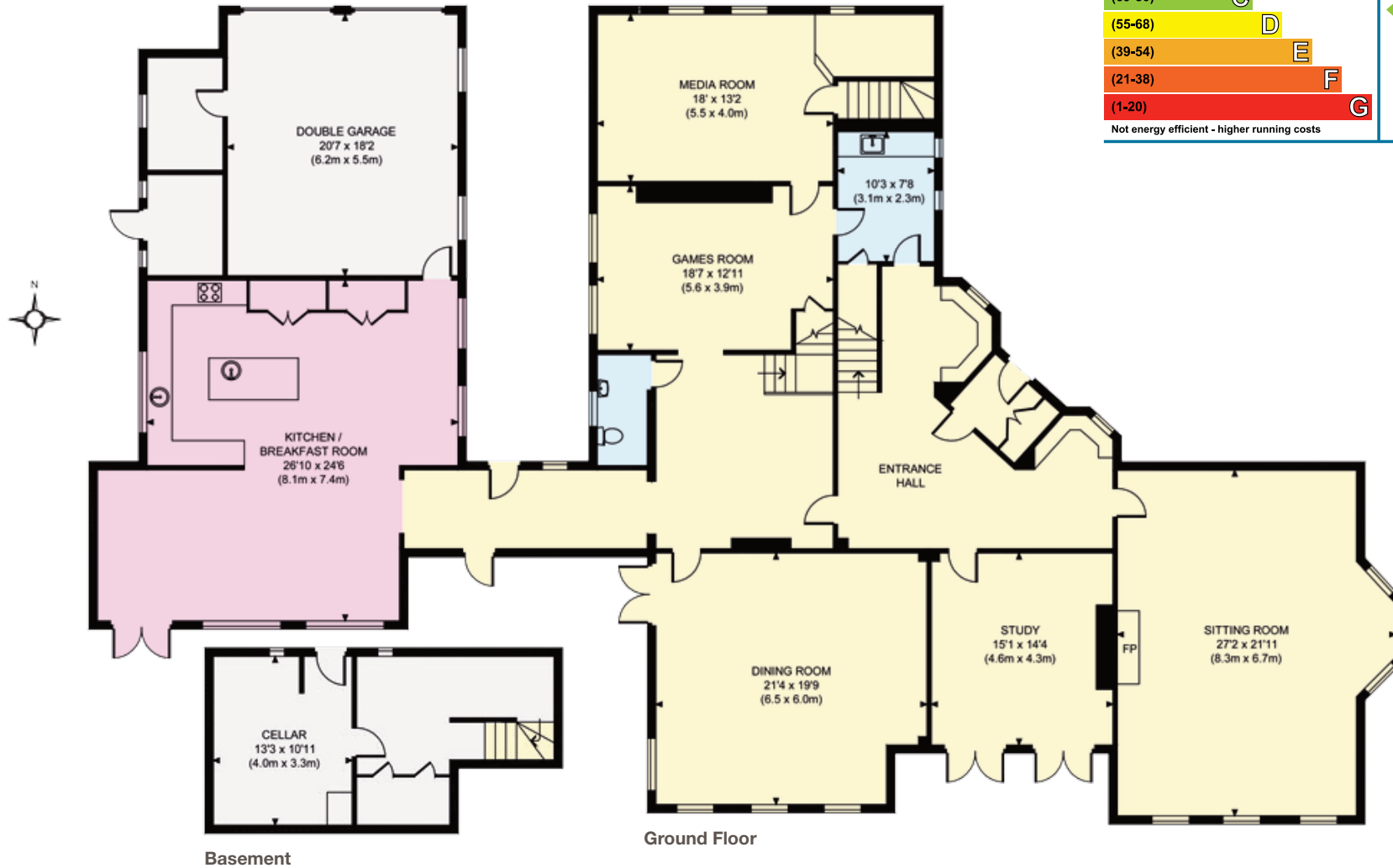
(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
69	83



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



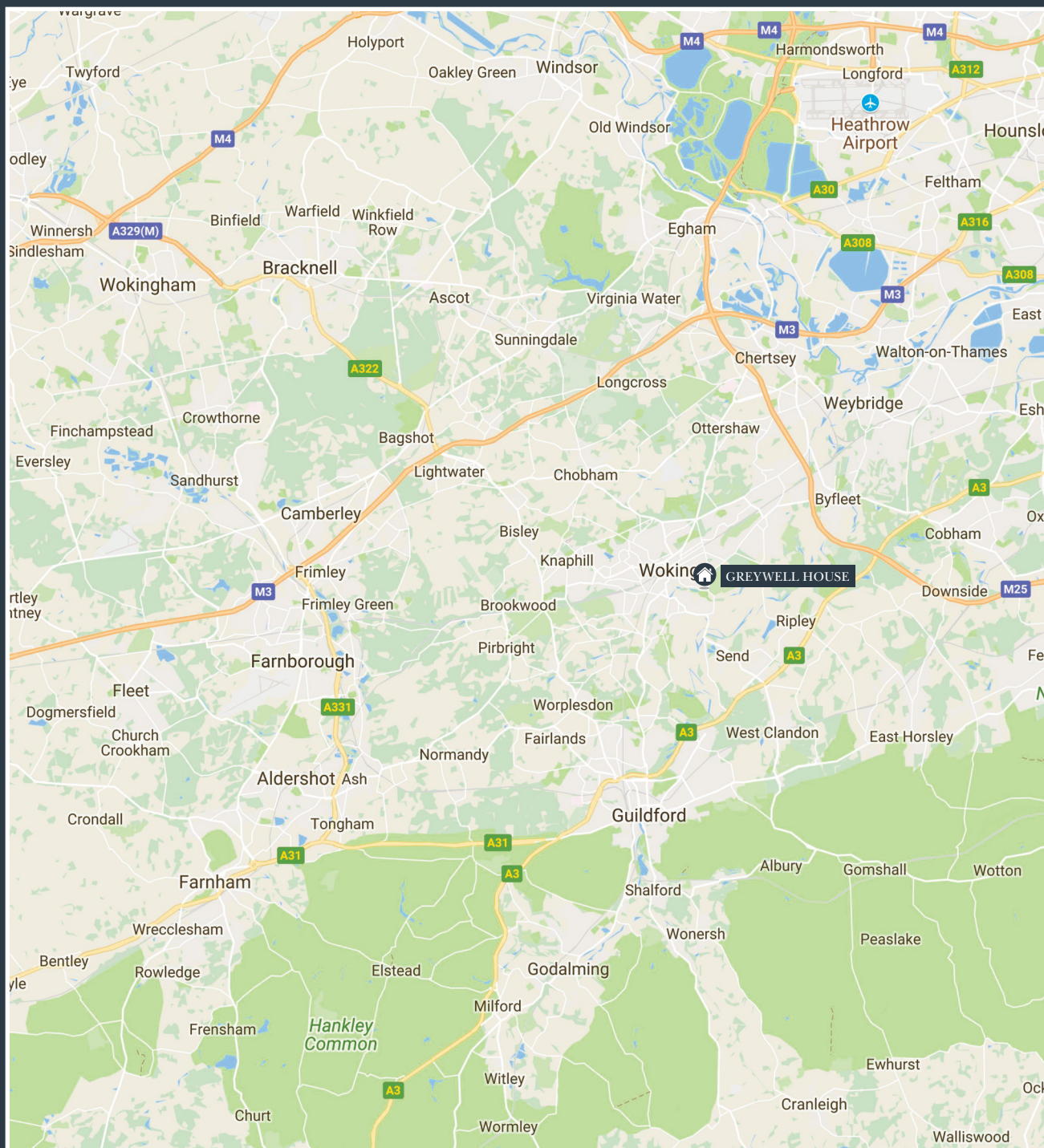


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace









## LOCATION

The Hocking Estate was established and developed around 1911 by the renowned local builder WG Tarrant who also developed the nearby St. Georges Hill and Wentworth estates. The majority of the properties within the estate are substantial houses set in large grounds; a designated Conservation Area containing 100 homes, which lies about a mile to the south of Woking's busy centre as well as a one-mile level walk from the mainline railway station with a fast and regular service into Waterloo (from 26 minutes). From the station there is also a regular coach service to Heathrow. London, the south coast and the national motorway network can be reached via the A3 at Guildford, the M3 at Bagshot or the M25 at junction 11 (Chertsey).

When he commenced the development, Walter George Tarrant, one of the best known builders of his time wisely imposed some restrictive covenants that would strongly influence the character of the estate to this day, enabling the Residents Association to exert its influence to the benefit of the properties there. The result is a quiet peaceful oasis with no through traffic, tree lined roads and substantial housing, all within a mile of the station and centre. There are very good schools in the area, including Hoe Bridge and St. Andrew's in Woking. Further afield is St. George's in Weybridge, Heathfield St. Mary's in Ascot and Charterhouse in Godalming. A public golf course is adjacent to the estate & several other golf courses such as the three W's Woking, Westhill and Worplesdon, along with New Zealand, West Byfleet, Foxhills & Queenwood. Further country clubs within a 3-mile radius include the Hook Heath Lawn Tennis Club and The Horsell and Woking Cricket Club.







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