



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,495,000

Long Heath, Blackhorse Road

Woking, GU22 0QT

An extended family house providing light and airy accommodation, ideal for family living and with permission for a ground floor extension, set within a lovely 0.5 acre garden with garden studio and gate to heathland

PROPERTY SUMMARY

Long Heath is situated in a highly regarded and convenient residential road, within a short drive of Woking and its main line station, which provides a regular commuter service to Waterloo in 26 minutes. Guildford is easily accessible by car in about six miles with its historic High Street and excellent range of schools. The house has light and practical family orientated accommodation which has been extended to provide a large principal bedroom suite on the first floor with a family room and breakfast room on the ground floor. There is also a large double garage and a fine garden studio. The garden is a lovely feature and extends to approximately half an acre with a gate to heathland, through which there are footpaths leading to Woking golf course and Hook Heath



5



2



3







Long Heath is an attractive detached 1960's built family house, which has been extended to provide practical family orientated accommodation, with well proportioned rooms. There are five bedrooms on the first floor, one of which is being utilized as a study, and two bathrooms, including a large principal bedroom suite. Both bathrooms have been tastefully updated recently. On the ground floor there is an entrance hall with cloakroom, a fine through sitting room with sliding doors to the rear terrace and garden, a dining room and a large family room. The kitchen is situated at the rear, overlooking the garden and opens into a useful breakfast room, again with sliding doors to the rear terrace and garden. There is also a large double garage.

Long Heath is approached via electric gates, where there is a large parking forecourt in front of the house, surrounded by mature shrubs and trees. Access either side of the house leads to the rear garden which is a delightful feature of Long Heath. A paved entertaining patio runs the width of the house and leads onto areas of lawn with mature shrubs and trees. A pathway leads down to the lovely garden studio, which is ideal for working from home or as an art studio. The rest of the garden has mature trees and a gate at the rear leads to heathland providing great walks. In all the garden extends to approximately 0.5 acres.







Woking town centre and main line station (Waterloo from 26mins) - 3.3 miles

Guildford (Waterloo from 36 mins) - 6 miles

Worplesdon station - 1.9 miles

Brookwood station - 2 miles

The Hermitage School - 1 mile

Greenfield school - 4.5 miles

Certificate of proposed lawful development for a single storey rear extension -
2022/0104 Woking Borough Council

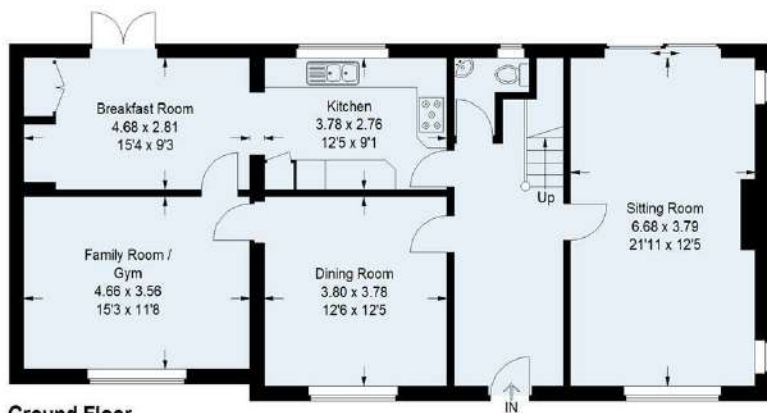


DIRECTIONS

From Guildford take the A322 to Worplesdon and continue through the village to the roundabout at Fox Corner. Take the second exit, continuing on the A322 Bagshot Road and then take the first turning on the right into Berry Lane. Carry on along this lane and take the first turning on the left into Black Horse Road. Carry on over the crossroads with Saunders Lane and Long Heath is then the third house from the end on the right hand side.



First Floor



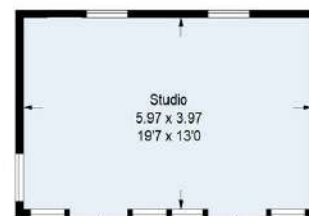
Ground Floor

This plan is for representation purposes only and is not intended to be used for legal purposes. Please check all dimensions before making any decisions about the property. No guarantee is given as to the accuracy of the plan. Any figures of ground should not be used as a basis for valuation.

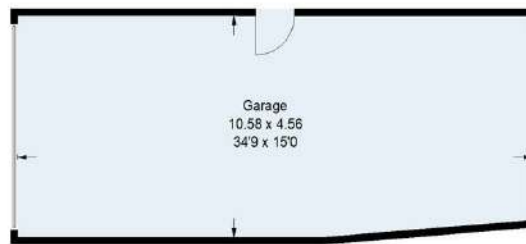


Long Heath, Blackhorse Road

Approximate Gross Internal Area
Ground Floor = 100.8 sq m / 1065 sq ft
First Floor = 99.8 sq m / 1074 sq ft
Garage = 47.5 sq m / 511 sq ft
Studio = 23.5 sq m / 253 sq ft
Total excluding outbuildings = 200.6 sq m / 2159 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

LOCAL AUTHORITY

Woking

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements