



HILTONS ESTATES

HOGS BACK, SURREY, GU10 1LA

OFFERS IN REGION OF £1,750,000





An exceptional contemporary four-bedroom home in Surrey, GU10 1LA, offering striking design, generous living space, and impressive sustainability features, all complemented by far-reaching elevated views. The property boasts four spacious bedrooms, three luxury en-suite bathrooms, a guest WC, and a versatile loft room ideal for a bedroom or home office. Designed for modern living, it features a bespoke open-plan kitchen with premium integrated appliances, an architecturally impressive basement with twin atriums flooding the space with natural light, multiple balconies, and a double garage. Further highlights include a dedicated laundry area, workshop space, and advanced eco-features such as an air source heat pump, private borehole water supply, and water softener system.

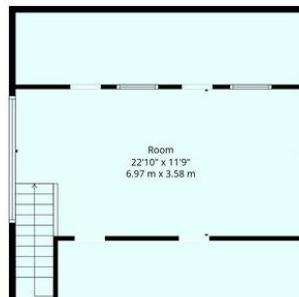
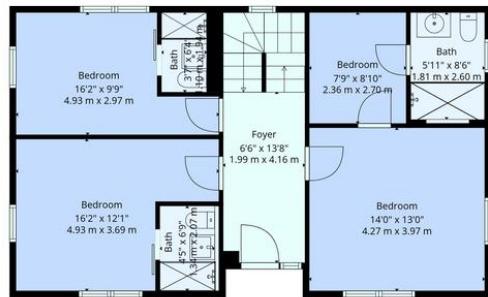
Exceptional contemporary four-bedroom home

Surrey location – GU10 1LA with elevated views

Three luxury en-suites + guest WC

Bespoke open-plan kitchen with premium integrated appliances

Striking basement with twin atriums and natural light



Floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments.

**TOTAL: 3010 sq. ft**

BELOW GRADE: 902 sq. ft, 84 m<sup>2</sup>, 1st floor: 814 sq. ft, 76 m<sup>2</sup>, 2nd floor: 748 sq. ft, 69 m<sup>2</sup>, 3rd floor: 314 sq. ft, 29 m<sup>2</sup>

BALCONY: 141 sq. ft, 13 m<sup>2</sup>, LOW CEILING: 238 sq. ft, 22 m<sup>2</sup>, WALLS: 232 sq. ft, 22 m<sup>2</sup>

