



Homes of Distinction

HOOK HEATH

Hale End, Hook Heath, Woking, Surrey, GU22

Double Fronted Executive Residence set Within Gated Grounds.

Rarely available, this impressive double-fronted executive residence is set within gated grounds on a mature and secluded corner plot in the highly sought-after area of Hook Heath. Approached via automated gates leading to a detached triple garage, the property offers both privacy and grandeur, enhanced by landscaped gardens that encompass the home and provide a tranquil setting.

The accommodation is arranged around a striking reception hall with a central staircase and elegant travertine flooring. The ground floor provides versatile living and entertaining space, including a double-aspect drawing room with a stone fireplace, a formal dining room, a study, and a well appointed kitchen/breakfast room. The kitchen features granite work surfaces, integrated appliances, a central island, and an adjoining open-plan family area, complemented by a separate utility room. A cloakroom completes the ground floor.

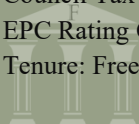
Upstairs, a galleried landing with balcony leads to five generously proportioned double bedrooms. The principal suite enjoys a bay window overlooking the gardens, a dressing room with fitted wardrobes, and a luxurious en-suite bathroom. Two further bedrooms benefit from en-suite facilities, while the remaining bedrooms are served by a spacious family bathroom. The guest suite also offers fitted wardrobes and a beautifully appointed en-suite shower room, ideal for visitors.

Externally, the property is enhanced by large lawned gardens, mature planting, and a generous paved terrace, perfect for outdoor entertaining. The triple garage and extensive driveway provide ample parking. Peacefully positioned yet within easy reach of Woking Town Centre, its mainline station, and Woking's highly regarded golf clubs, this exceptional home combines elegance, space, and convenience in one of the area's most prestigious settings.

Council Tax Band H

EPC Rating C

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Conveniently situated within easy reach of Woking Town Centre, this property offers an array of amenities including extensive shopping, dining, and leisure options, along with cultural attractions such as The Victoria Theatre & Cinema and the Lightbox Gallery. Commuters will appreciate the proximity to Woking's mainline station, providing swift rail connections to London Waterloo in approximately 23 minutes, while easy access to the motorway network (J10, M25/A3) facilitates straightforward travel to central London and major airports. Outdoor enthusiasts will delight in the nearby Basingstoke Canal, River Wey, and Chobham Common, offering opportunities for walking, cycling, and fishing. Families will benefit from a selection of reputable state and private schools, including Hoebridge, St Andrews, and Greenfield, while golf enthusiasts can enjoy a choice of prestigious clubs such as Woking Golf Club and Foxhills, the latter of which includes a spa and hotel. With its prime location and abundance of amenities, this property presents an ideal opportunity for a diverse range of lifestyles.





ACCOMMODATION & SPECIFICATION

- ❖ Impressive double-fronted executive residence set within gated and secluded grounds
- ❖ Detached triple garage and extensive driveway parking with EV charging point
- ❖ Impressive reception hall with central staircase and elegant travertine flooring
- ❖ Four versatile reception rooms including a double-aspect drawing room, dining room, and study
- ❖ Well appointed kitchen/breakfast room and open-plan family room
- ❖ Five double bedrooms, including a principal suite with dressing room and luxury en-suite bathroom
- ❖ Landscaped gardens with expansive lawns, mature planting, and a large terrace ideal for entertaining
- ❖ Peaceful setting within easy reach of Woking Town Centre, mainline station, and renowned golf clubs



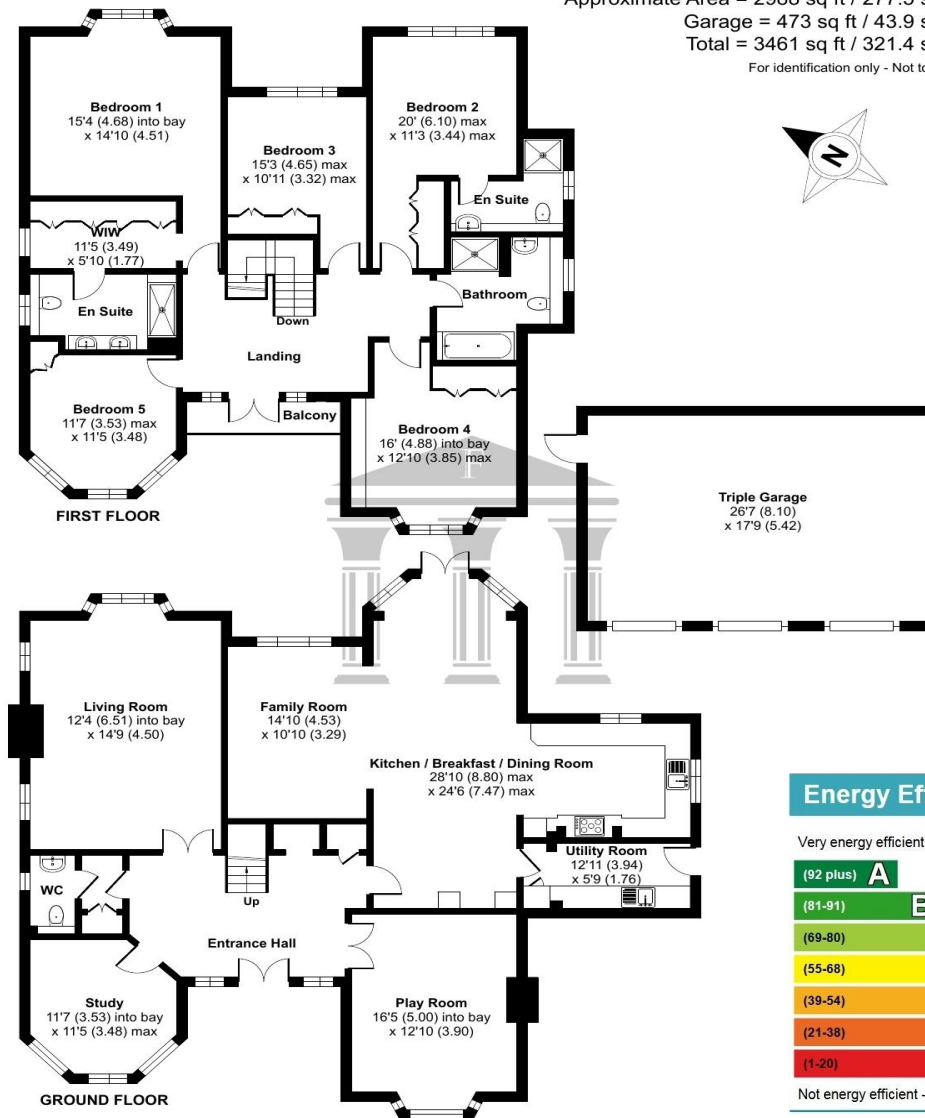
Hale End, Woking, GU22

Approximate Area = 2988 sq ft / 277.5 sq m

Garage = 473 sq ft / 43.9 sq m

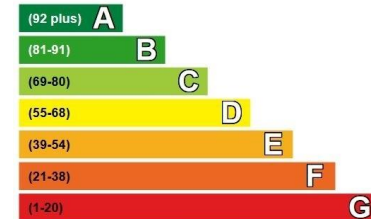
Total = 3461 sq ft / 321.4 sq m

For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	76



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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.