



*Homes of Distinction*



## HOOK HEATH

Hook Heath Road, Hook Heath, Woking, Surrey, GU22 0QE

*Nestled within one and half acres of beautiful mature gardens with stunning views over Guildford & The Surrey Hills.*

Tucked away in this private setting within grounds of approximately one and a half acres is this truly stunning 5/6 bedroom family residence offering impressive far reaching views towards Guildford and the Surrey Hills. The property provides approximately 3400sq ft of accommodation arranged over two floors, and further outside buildings.

Undoubtedly this home offers many character features including the dining room with a magnificent vaulted ceiling and exposed beams creating a wonderful aspect, stepping down to the drawing room. This makes this part of the home a truly wonderful place to both entertain and spend time together. Boasting a superbly sized double aspect kitchen/breakfast room with a centre island, inset butler sink, brass heritage taps, beautiful wood counter tops and French doors opening onto the superb gardens. A discreet staircase takes you to a mezzanine opening into a separate apartment with a double bedroom and sitting room with a balcony overlooking the gardens. The apartment also has its own entrance door. Completing the living accommodation on the ground floor is a family room, utility room and bedroom/office with en-suite. On the first floor the accommodation provides three bedrooms and a principal suite boasting a four piece bathroom suite and dressing room/study. There is also a family bathroom.

Outside the stunning south facing gardens offer an enchanting backdrop to this fantastic residence. The tiered terraces are perfect for soaking up the surroundings and enjoying al-fresco dining. The beautiful lawns are encompassed by a wonderful array of mature trees and shrubs that give the gardens splendid colour throughout the seasons and blend seamlessly into the surrounding landscape.

Positioned opposite Woking Golf Course the property has a private gate onto the 17th tee. To the front, the gated driveway houses a garage and offers ample off road parking for numerous vehicles.



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

Set within the in the ever sought after area of Hook Heath located within easy reach of Woking Town Centre with extensive shopping, dining and leisure facilities, The Victoria Theatre & Cinema, and the Lightbox Gallery. Within easy reach is Woking's mainline station offering fast rail services to London Waterloo (approx. 23 mins). The motorway network (J10, M25/A3) is also within easy reach, allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve. The area is well served by both state and private schools including Hoebridge, St Andrews, Greenfield, Halstead, Woking High, St Dunstan's and St John the Baptist School. For golfers there is a choice of clubs including Woking Golf Club (one of the oldest in the UK founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills which includes a spa and hotel.





## ACCOMMODATION & SPECIFICATION

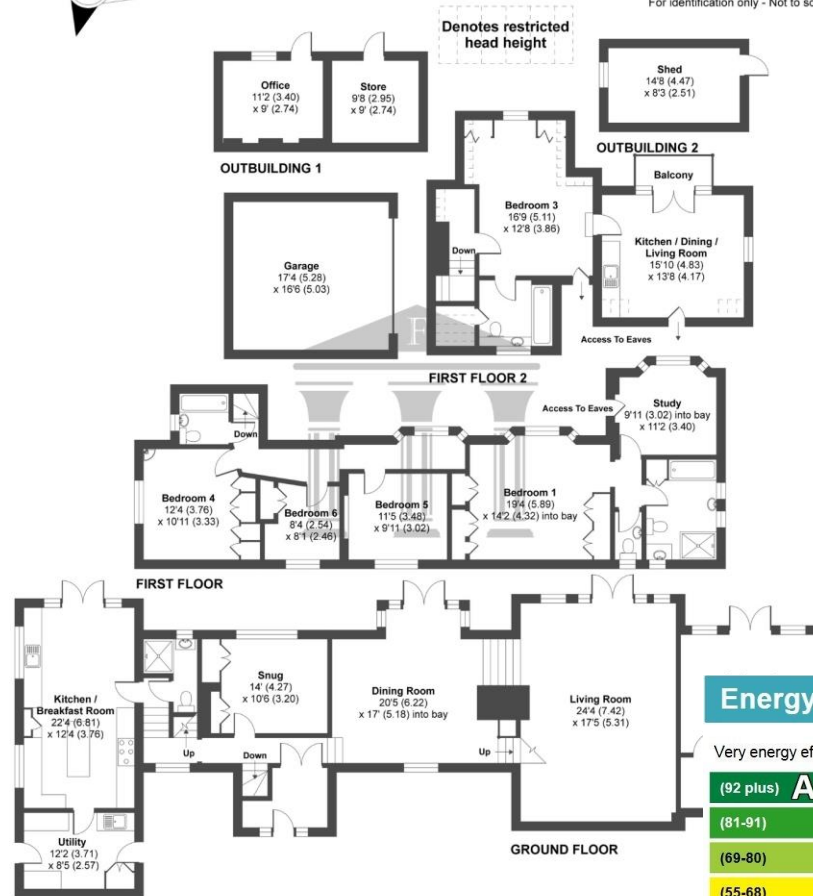
- ❖ Private Setting With Far Reaching Views
- ❖ Set Within Approx 1.5 Acres Of Grounds
- ❖ Stunning Dining Room With Vaulted Ceiling & Exposed Beams
- ❖ Four Further Reception Rooms
- ❖ Five/Six Bedrooms
- ❖ Kitchen/ Breakfast Room
- ❖ One Bedroom Separate Apartment With Sitting Room
- ❖ Principal Bedroom With En-Suite Bathroom & Dressing Room/Study
- ❖ Family Bathroom
- ❖ Tiered Gardens Set In Stunning Mature Grounds
- ❖ Gated Drive Leading To A Garage



# Secrets, Hook Heath Road, Hook Heath, Woking, GU22

Approximate Area = 3316 sq ft / 308.1 sq m  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Garage = 286 sq ft / 26.6 sq m  
 Outbuilding = 321 sq ft / 29.8 sq m  
 Total = 3474 sq ft / 322.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Foundations Independent Estate Agents. REF: 759426





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