



Homes of Distinction

HOOK HEATH

Hook Heath Road, Hook Heath, Woking, GU22

Majestic Edwardian Masterpiece, set within grounds approaching 1.5 acres with stunning panoramic views.

A truly magnificent Edwardian residence, this exceptional seven bedroom home—believed to date back to 1904 enjoys far-reaching views toward the picturesque landscape of Newlands Corner. Set within approximately one and a half acres of beautifully landscaped south facing gardens, the property offers a tranquil retreat with a luxurious outdoor pool and entertainment area, thoughtfully positioned to make the most of the garden's sunniest aspect. Imbued with timeless elegance, the home showcases a wealth of period features, including an impressive turning staircase, soaring ceilings, and ornate fireplaces that echo its distinguished heritage.

The grand reception hall sets the tone for the refined interiors, leading to a bespoke, hand-crafted kitchen that seamlessly flows into a generous open-plan dining and family area—perfect for modern living and entertaining. The principal reception spaces include a magnificent triple-aspect drawing room with a central fireplace, a separate living room, and a well-appointed study. Practicality is well considered with a large utility room and two ground floor cloakrooms.

The accommodation is equally impressive upstairs, featuring a superb triple-aspect principal bedroom with a private dressing room and en-suite bathroom, a guest suite with en-suite shower room, and three additional bedrooms on the first floor. The top floor offers excellent flexibility, comprising a self-contained one-bedroom apartment and an additional bedroom—ideal for multi-generational living or guest accommodation.

Approached via automated gates, the property offers ample off-road parking, an attached double garage, and a spacious office above. This is a rare opportunity to acquire an exquisite period home of such scale, charm, and versatility in a truly idyllic setting.

Council Tax Band H

EPC Rating D

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

Beautifully positioned within close reach of Woking Town Centre, this prestigious address offers effortless access to an array of amenities. Residents can enjoy a blend of shopping, fine dining, and leisure opportunities, complemented by cultural landmarks such as The Victoria Theatre & Cinema and the acclaimed Lightbox Gallery. For commuters, Woking's mainline station provides swift, direct connections to London Waterloo in approximately 23 minutes, while excellent road links via the M25 (J10) and A3 ensure seamless travel to central London and major international airports. Surrounded by picturesque landscapes, the area is a haven for outdoor enthusiasts, with the Basingstoke Canal, River Wey, and Chobham Common offering idyllic settings for walking, cycling, and nature-based recreation. Families are exceptionally well catered for, with access to a selection of outstanding state and independent schools including Hoebridge, St Andrew's, and Greenfield. Meanwhile, golf and leisure aficionados will appreciate the proximity of renowned clubs such as Woking Golf Club and the exclusive Foxhills Country Club, featuring a spa and luxury hotel. This coveted location combines natural beauty, educational excellence, and superb connectivity—an ideal setting for refined living.





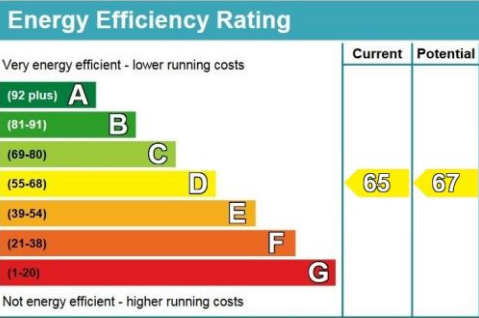
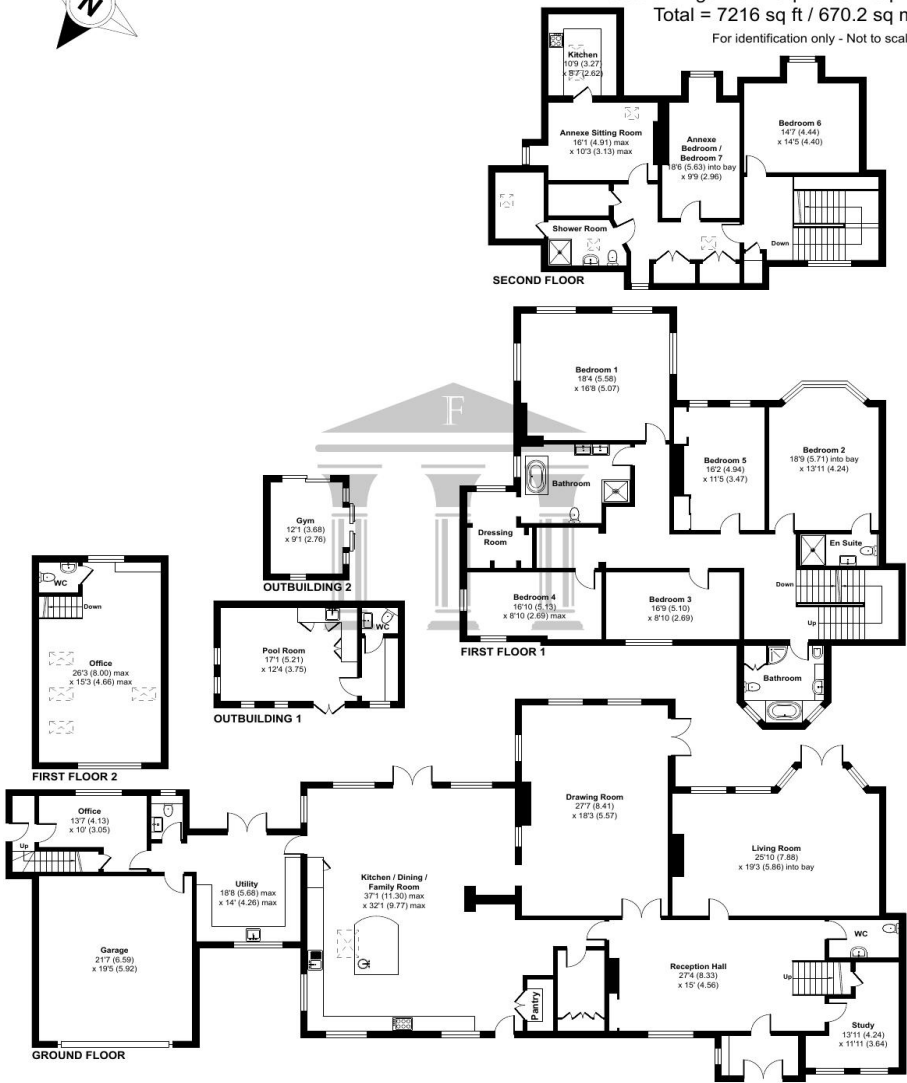
ACCOMMODATION & SPECIFICATION

- ❖ Exquisite Edwardian residence circa 1904, blending timeless elegance with distinctive character
- ❖ Set within approximately 1.5 acres of beautifully landscaped south facing gardens, offering sweeping views towards Newlands Corner
- ❖ Stunning outdoor pool and entertainment pavilion perfectly positioned to capture the sunniest garden aspect
- ❖ Striking period features including a grand turning staircase, soaring ceilings, and ornate fireplaces
- ❖ Hand-crafted kitchen with generous open-plan dining and family areas
- ❖ Spacious triple-aspect drawing room with central fireplace, complemented by a formal living room and private study
- ❖ Practical and well-designed spaces including a large utility room and two cloakrooms on the ground floor
- ❖ Elegant principal bedroom suite with triple-aspect windows, dedicated dressing room, and refined en-suite bathroom
- ❖ Versatile top-floor accommodation featuring a self-contained one-bedroom apartment and additional bedroom
- ❖ Secure gated entrance, ample off-road parking, attached double garage, and a generous office space above



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Approximate Area = 6420 sq ft / 596.4 sq m
Garage = 414 sq ft / 38.4 sq m
Outbuildings = 382 sq ft / 35.4 sq m
Total = 7216 sq ft / 670.2 sq m
For identification only - Not to scale





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www.foundationsofwoking.com

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