

Homes of Distinction

HOOK HEATH

Hook Hill Lane, Hook Heath, Woking, Surrey, GU22

An Elegant Period Residence Offering Refined Family Living and Exceptional Entertaining Space.

An impressive period residence, this beautifully presented five-bedroom home combines a wealth of character with spacious, versatile accommodation arranged over two floors. Thoughtfully updated, it offers an elegant and practical setting for family life, entertaining and quieter moments at home.

At the heart of the ground floor is a beautifully appointed, open-plan kitchen, dining and family room. Its triple-aspect design creates a welcoming space in which to cook, dine and gather, with ample room for everyday family life as well as entertaining. Two further reception rooms provide welcome flexibility, whether used for formal entertaining, relaxation or working from home. A downstairs cloakroom and a well-appointed utility and boot room complete the ground-floor accommodation.

The first floor offers five double bedrooms and three bathrooms. The principal bedroom features Neville Johnson fitted wardrobes and an en-suite shower room, while a guest bedroom also benefits from its own en-suite. A beautifully appointed family bathroom serves the remaining bedrooms.

The landscaped gardens provide an attractive setting for outdoor living, with a generous paved terrace and planters offering space for dining and relaxation. To the front, a block-paved driveway provides off-street parking for several vehicles, with an external electric vehicle charging point and access to the attached garage. A further detached garage is currently arranged as a gym, adding useful flexibility. The property has also benefited from an upgraded roof and improvements to most of its windows.

Council Tax Band G - EPC Rating D - Tenure: Freehold



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

71 Commercial Way, Woking, Surrey, GU21 6HN

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LOCATION

Set within the highly regarded Hook Heath area, one of Woking's most sought-after residential locations, this property enjoys an enviable balance of tranquillity, convenience, and lifestyle appeal. Characterised by larger homes set on generous plots, Hook Heath offers a leafy and established setting with an excellent range of leisure facilities close at hand, including Woking Golf Club just moments away, along with the nearby tennis and croquet club, Woking Park, Woking Leisure Centre, and the popular Pool-in-the-Park complex. Outdoor enthusiasts are equally well catered for with the Basingstoke Canal, River Wey, and Chobham Common all within easy reach, providing beautiful surroundings for walking, cycling, and recreation. Woking Town Centre lies under two miles away and offers an extensive selection of shopping, dining, entertainment, and cultural attractions, including The Victoria Theatre & Cinema, The Lightbox Gallery, and the Peacocks Shopping Centre. Guildford, renowned for its cobbled High Street, excellent retail offering, cathedral, and the Yvonne Arnaud Theatre, is also conveniently accessible. For commuters, Woking's mainline station provides fast and regular rail services to London Waterloo in approximately 23–26 minutes, while the nearby A3, M25, and motorway network offer excellent road connections to central London and major airports. The area is also particularly well regarded for schooling, with a number of respected state and private schools nearby, including Hoebridge, Halstead St Andrews, and Greenfield, making this an outstanding location for families and professionals alike.











ACCOMMODATION & SPECIFICATION

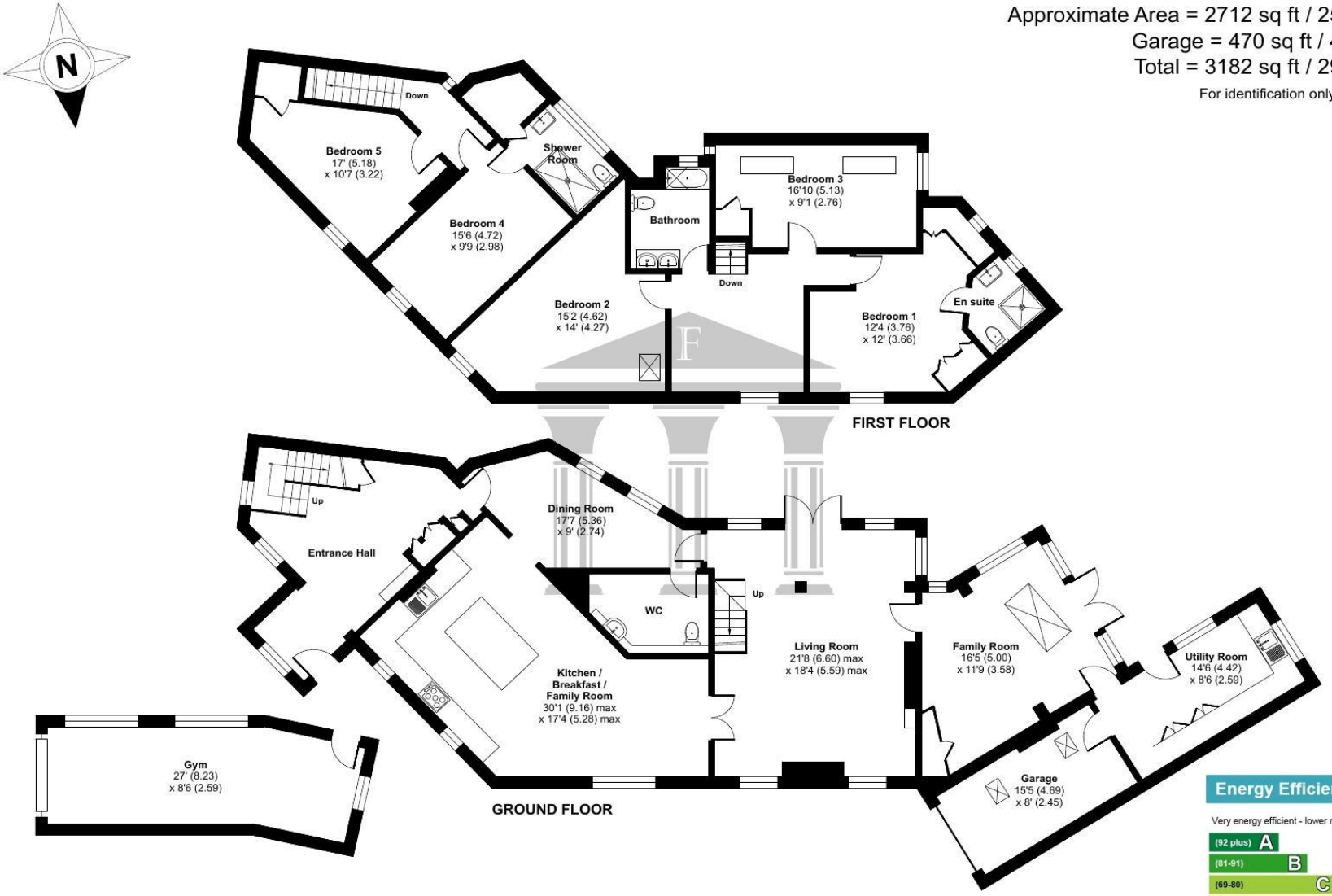
- Impressive five-bedroom period home, superbly presented throughout
- A wealth of retained character alongside thoughtful modern improvements
- Spacious, versatile accommodation arranged over two floors
- Triple-aspect kitchen, dining and family room at the heart of the home
- Two additional reception rooms, offering space to relax or entertain
- Principal bedroom with Neville Johnson fitted wardrobes and en-suite shower room
- Beautifully landscaped gardens with a generous paved terrace and planters, and a detached outbuilding being used as a gym
- Block-paved driveway with an external electric vehicle charging point, and attached garage

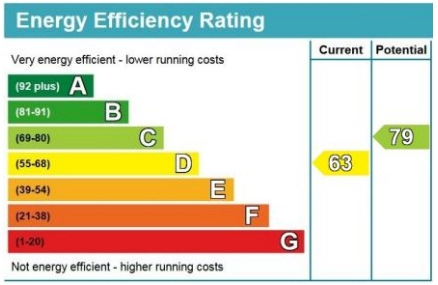




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Approximate Area = 2712 sq ft / 251.9 sq m
Garage = 470 sq ft / 43.6 sq m
Total = 3182 sq ft / 295.5 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Foundations Independent Estate Agents. REF: 1540059

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