



*Homes of Distinction*



## HOOK HEATH

Hook Heath Road, Hook Heath, Woking, Surrey, GU22

*A Distinguished Period Residence Set Within An Exclusive Private Estate With Panoramic Views.*

Occupying an outstanding position within one of Hook Heath's most exclusive private roads, 'Nine Oaks' forms an impressive and characterful wing of a substantial period residence. Set discreetly within approximately 0.8 acres of mature, landscaped grounds, the property enjoys a rare sense of privacy and elevation, with far-reaching views across the Surrey Downs. The setting combines tranquillity with convenience, offering a secluded retreat within easy reach of local amenities and transport links.

The accommodation is both generous and versatile, arranged to suit modern family living while retaining a wealth of original charm. The principal ground floor is centred around two well-proportioned reception rooms, complemented by a bright conservatory that draws in natural light and connects seamlessly with the garden outlook. A spacious kitchen and dining area sits at the heart of the home, designed for everyday living as well as entertaining, with direct access to the rear terrace and gardens. Upstairs, six bedrooms provide flexible accommodation options, including a particularly useful arrangement where two rooms are positioned within a self-contained section above the double garage. This area offers excellent independence and could lend itself to guest accommodation or annexe-style living, with potential to adapt further subject to the necessary permissions. Throughout the home, period features are thoughtfully retained, while modern enhancements ensure day-to-day comfort, including upgraded glazing, a smart-controlled heating system, and renewable energy installations that support both efficiency and sustainability.

Externally, the grounds are a standout feature of the property, with expansive lawns, established planting, and a natural sense of seclusion. A swimming pool adds to the lifestyle appeal, creating an ideal setting for relaxation and entertaining during the warmer months. Practical benefits include a detached double garage, ample driveway parking, and the overall scale of the plot, which offers both immediate enjoyment and longer-term potential within this highly regarded residential setting.

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

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.





## ACCOMMODATION & SPECIFICATION

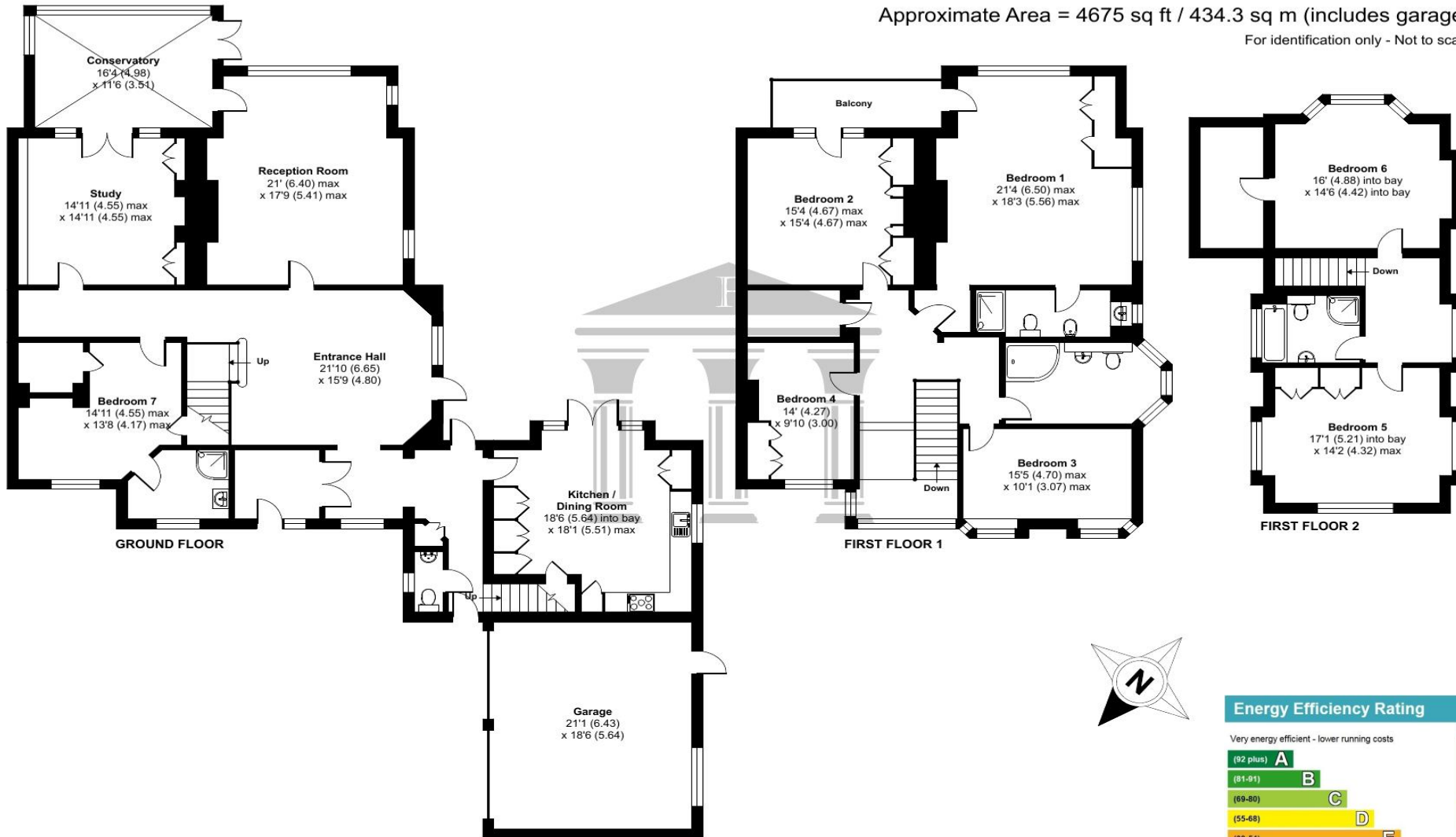
- ❖ Set within approx. 0.8 acres of mature, private gardens
- ❖ Set within this sought after Hook Heath location
- ❖ Substantial six/seven bedroom home offering flexible family accommodation
- ❖ Two reception rooms plus a conservatory, providing excellent living & entertaining space
- ❖ Generous kitchen/dining room forming the heart of the home
- ❖ Self-contained upper section with potential for annexe or guest suite (STPP)
- ❖ Far-reaching views across the Surrey Downs in an elevated, secluded setting
- ❖ Swimming pool set within landscaped grounds, ideal for summer entertaining
- ❖ Detached double garage with ample driveway



# Hook Heath Road, Woking, GU22

Approximate Area = 4675 sq ft / 434.3 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Foundations Independent Estate Agents. REF: 1463097



*Homes of Distinction*

69-71 Commercial Way, Woking, Surrey, GU21 6HN  
01483 770800

[www.foundationsofwoking.com](http://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.