



Homes of Distinction



SHEETS HEATH, WOKING

Sheets Heath Lane, Brookwood, Woking, Surrey, GU24 0EL

Elegant Modern Living set within 1.25 Acres of Private Surrey Grounds.

A striking, extensively modernised residence set within approximately 1.25 acres of private, landscaped grounds, offering the ultimate blend of elegance, space, and seclusion. Tucked behind secure electric gates, this exceptional property enjoys a tranquil semi-rural setting while remaining within easy walking distance of Brookwood Station, providing effortless access to London Waterloo.

This remarkable home has been carefully extended and reimagined to create a lifestyle-focused residence, combining contemporary luxury with timeless charm. The interiors are bathed in natural light and designed to flow effortlessly, with expansive open-plan living spaces that effortlessly accommodate both entertaining and relaxed family life. The heart of the home is a superb kitchen, dining, and living area, featuring full-width bi-fold doors that bring the outdoors in and open onto the beautifully maintained gardens.

‘Tangleways’ offers five generously proportioned double bedrooms and four luxurious bathrooms, providing flexible accommodation for family, guests, or even a home office. Multiple reception rooms provide space for formal entertaining, media or relaxation, while a well-appointed utility room and integrated double garage deliver practical convenience without compromising on style.

The grounds are equally impressive, offering a combination of manicured lawns, mature planting, and private outdoor areas that provide complete privacy. Whether hosting summer gatherings, enjoying quiet moments in the garden, or exploring the surrounding semi-rural landscape, the property perfectly balances indoor and outdoor living. Ample driveway parking ensures space for multiple vehicles, further enhancing the home’s practicality. ‘Tangleways’ is more than a house; it is a lifestyle destination. Rarely do opportunities arise to acquire a residence of such scale, quality, and setting in this highly sought-after part of Surrey—a home that provides both a peaceful retreat and an accessible base for modern family living.



Kindly note that the property is served by a private sewage treatment facility, with further details available on request.

Council Tax Band G - 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

Sheets Heath offers a truly enviable lifestyle, combining the tranquillity of protected natural surroundings with everyday convenience. As a designated Site of Special Scientific Interest, the heath provides immediate access to miles of open heathland, bridleways, and scenic walking routes linking Pirbright and Whitmoor Commons, as well as the Basingstoke Canal—perfect for walking, cycling, jogging or dog walking. The property occupies a tucked-away position yet is not isolated, with Brookwood village and station within a short stroll. The village offers a friendly community feel, local shops, a post office, and a regular mainline service to London Waterloo in around 30–40 minutes, while nearby Knaphill and Pirbright provide excellent pub dining and additional amenities. The surrounding area supports a rich and active lifestyle for all ages. Woking and Guildford are within easy reach, offering extensive shopping, cultural and leisure facilities, including theatres, restaurants and bars. The area is well served for sport and recreation, with established golf courses at West Hill, Worplesdon and Woking, tennis clubs nearby, and racing at Ascot and Sandown. Families benefit from a wide choice of excellent schools, including Pirbright Primary School, Winston Churchill School in St John's, Rydes Hill Preparatory in Worplesdon, Halstead St Andrew's and Hoe Bridge in Woking, as well as top independent schools in Guildford such as Royal Grammar School, Guildford High School, Tormead and Lanesborough. With superb road links via the M3, A3 and M25, the area offers a seamless combination of countryside charm, outstanding education, and urban convenience.





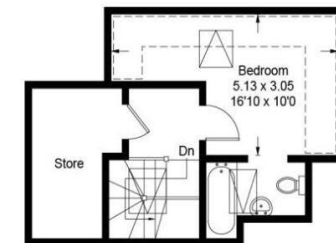
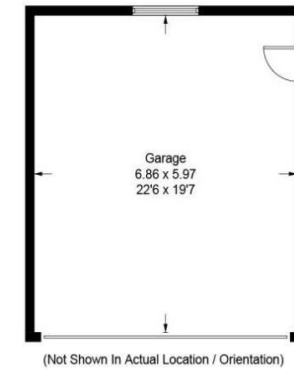
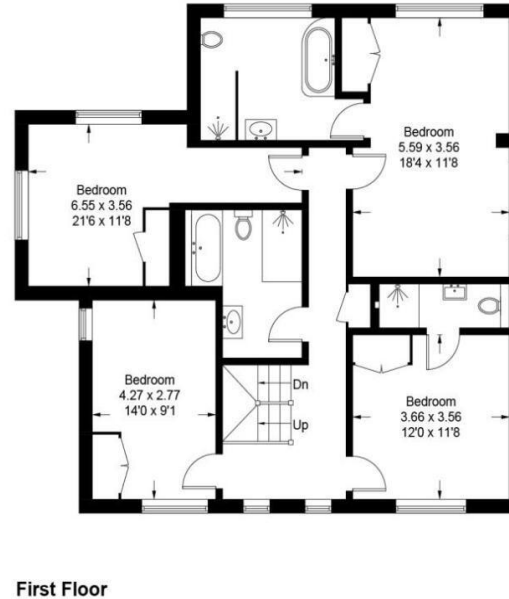
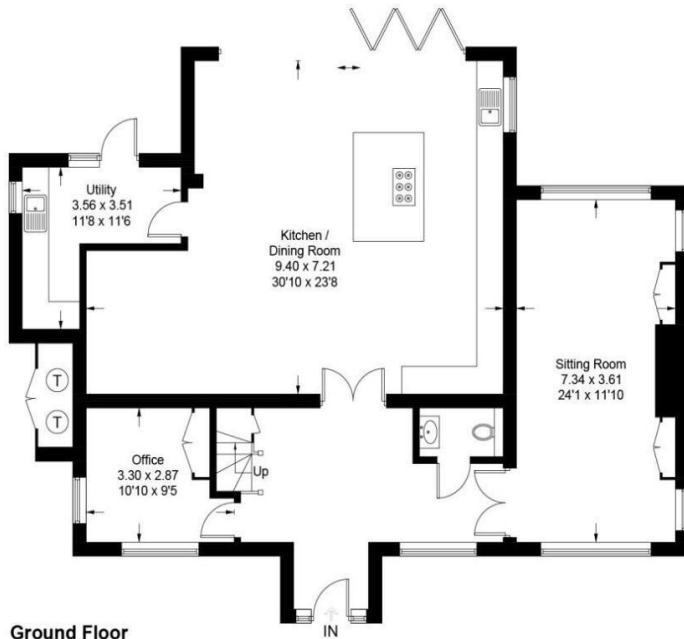
ACCOMMODATION & SPECIFICATION

- ❖ Tranquil semi-rural setting within walking distance of Brookwood Station
- ❖ Beautifully extended and fully modernised detached residence
- ❖ Five generous double bedrooms and four contemporary bathrooms
- ❖ Exceptional open-plan kitchen/dining/living room
- ❖ Set within approximately 1.25 acres of private, landscaped grounds
- ❖ Secure gated entrance with double garage and ample driveway parking
- ❖ Direct access to scenic heathland, bridleways, and outdoor pursuits
- ❖ Close to excellent schools, amenities, and major road



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 256.6 sq m / 2762 sq ft
 Garage / Tank = 42.5 sq m / 457 sq ft
 Total = 299.1 sq m / 3219 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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.