



Homes of Distinction



SOUTH WOKING

Hockering Gardens, Woking, Surrey, GU22

Distinguished Period Elegance Set Within This Prestigious Private Setting.

Set within arguably one of South Woking's most exclusive and highly coveted private roads, this exceptional four-bedroom detached period residence has been meticulously extended and exquisitely presented to offer an outstanding standard of living. Combining timeless architectural elegance with carefully curated contemporary enhancements, the property represents a rare opportunity to acquire a home of true distinction in a premier setting.

The centrepiece of the home is an impressive open-plan kitchen, dining, and living environment of remarkable scale and design. Defined by striking vaulted ceilings and a commanding double-sided exposed brick chimney housing a wood-burning stove, this space exudes both grandeur and warmth. The bespoke John Lewis of Hungerford kitchen is beautifully appointed, featuring a central island and premium finishes, seamlessly blending functionality with refined style—perfectly suited for both sophisticated entertaining and everyday family life. Additional ground floor accommodation includes a gracious family room with an elegant bay window, a study ideal for home working, alongside a utility room and a discreet cloakroom. The first floor continues the theme of understated luxury, offering four generously sized bedrooms. The principal suite provides a tranquil retreat, complete with a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom, ensuring comfort and practicality for both family and guests.

Externally, the property is enveloped by a mature, private garden, thoughtfully landscaped and predominantly laid to lawn, affording a high degree of seclusion and serenity. The front offers a block-paved driveway providing off-street parking and leads to a large integral garage. The property enjoys a highly convenient location, within comfortable walking distance of Woking town centre and its acclaimed mainline station, offering swift and direct access to London. This is a home that effortlessly balances exclusivity, connectivity, and exemplary design.

Council Tax Band G - EPC Rating D - Tenure: Freehold
Road Association Fee: £150/£200 PA



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

Nestled within this exclusive position, this property enjoys one of the most sought-after addresses in Woking. Ideally located with excellent road connections via the A3, M3, and M25 provide swift access to London, the South Coast, and major airports. Woking town centre is within walking distance, offering a vibrant mix of shops, cafés, restaurants, and leisure amenities, including the Peacocks Centre, New Victoria Theatre, and a multi-screen cinema. The historic city of Guildford is also within easy reach, with its charming cobbled High Street and period architecture. Families will appreciate the range of excellent state and private schools nearby, including Hoe Bridge School, Cranmore, and Charterhouse, while leisure opportunities abound with local golf and country clubs, private health clubs, and miles of walking and horse riding across the surrounding common land. Distances: Woking station 1.1 miles, Woking town centre 1.3 miles, Guildford 7 miles, Heathrow (Terminal 5) 20 miles, Central London 28 miles (all approximate).





ACCOMMODATION & SPECIFICATION

- ❖ Situated on one of South Woking's most exclusive and highly regarded private roads
- ❖ Exceptional four-bedroom detached period residence, extended and immaculately presented
- ❖ Stunning open-plan kitchen/dining/living space with vaulted ceilings
- ❖ Bespoke John Lewis of Hungerford kitchen with central island
- ❖ Separate family room with bay window, dedicated study, utility room, & downstairs cloakroom
- ❖ Principal bedroom with en-suite, and three further well-proportioned bedrooms and a luxury family bathroom
- ❖ Mature, secluded gardens offering a high degree of privacy, ideal for outdoor entertaining
- ❖ Ample off-street parking leading to a large integral garage
- ❖ Conveniently located within walking distance of Woking town centre & mainline station



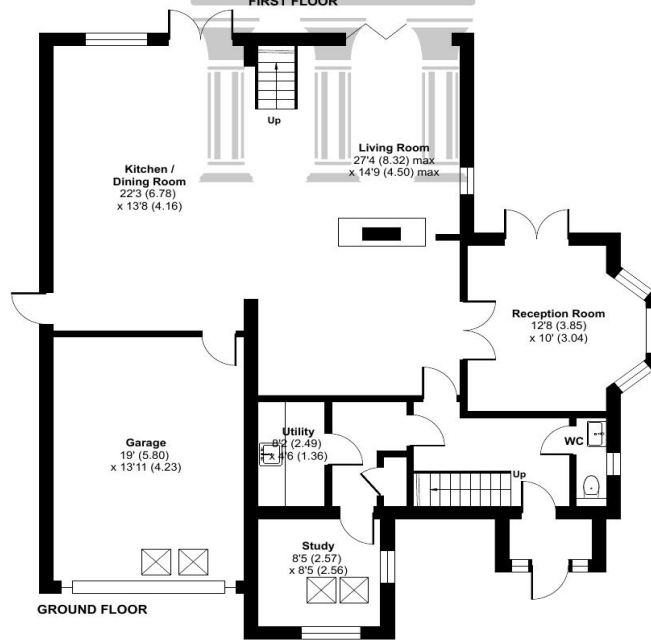
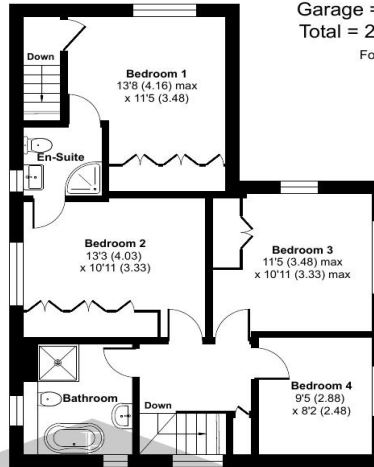
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Approximate Area = 1891 sq ft / 175.6 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 2151 sq ft / 199.7 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). © nrichcom 2026. Produced for Foundations Independent Estate Agents. REF: 1433211

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 78 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



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www.foundationsofwoking.com

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