



Homes of Distinction



HOOK HEATH

Fairway Close, Hook Heath, Woking, Surrey, GU22

A Substantial Five Bedroom Detached Family Residence in a Private Cul-de-Sac Setting.

Situated at the end of a cul-de-sac in the highly sought-after area of Hook Heath, this impressive five bedroom, three bathroom detached family residence offers spacious and well-balanced accommodation, ideal for modern family living. Enjoying a private setting, the property is presented to the market with **no onward chain**, providing an excellent opportunity for a straightforward purchase.

The ground floor accommodation is both generous and versatile, comprising a beautifully appointed kitchen/breakfast room that flows seamlessly into a bespoke conservatory, creating a wonderful space for everyday living and entertaining. A bright double aspect living room provides an abundance of natural light, complemented by a separate dining room and a dedicated study, ideal for home working. A utility room and downstairs cloakroom complete the ground floor layout.

Upstairs, a striking galleried landing enhances the sense of space and leads to five well-proportioned bedrooms. The principal bedroom suite is a particular feature of the home, benefitting from his and hers dressing rooms and a spacious en-suite bathroom. The remaining bedrooms are served by well-appointed bath and shower facilities, offering comfort and flexibility for growing families or visiting guests.

Externally, the property enjoys mature and secluded rear gardens, providing a high degree of privacy and an attractive setting for outdoor relaxation and entertaining. To the front, a generous driveway offers ample off-road parking and leads to a double integral garage, further enhancing the practicality and appeal of this substantial family home.

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

Conveniently situated within easy reach of Woking Town Centre, this property offers an array of amenities including extensive shopping, dining, and leisure options, along with cultural attractions such as The Victoria Theatre & Cinema and the Lightbox Gallery. Commuters will appreciate the proximity to Woking's mainline station, providing swift rail connections to London Waterloo in approximately 23 minutes, while easy access to the motorway network (J10, M25/A3) facilitates straightforward travel to central London and major airports. Outdoor enthusiasts will delight in the nearby Basingstoke Canal, River Wey, and Chobham Common, offering opportunities for walking, cycling, and fishing. Families will benefit from a selection of reputable state and private schools, including Hoebridge, Halstead St Andrews, and Greenfield, while golf enthusiasts can enjoy a choice of prestigious clubs such as Woking Golf Club and Foxhills, the latter of which includes a spa and hotel. With its prime location and abundance of amenities, this property presents an ideal opportunity for a diverse range of lifestyles.



ACCOMMODATION & SPECIFICATION

- ❖ Exclusive cul-de-sac location in the sought-after Hook Heath
- ❖ Spacious five-bedroom, three-bathroom family residence
- ❖ Kitchen/breakfast room opening into a bespoke conservatory
- ❖ Double-aspect living room and separate dining room
- ❖ Dedicated study ideal for home working
- ❖ Luxury principal suite with his and hers dressing rooms and en-suite bathroom
- ❖ Mature, secluded gardens providing a private outdoor retreat
- ❖ Driveway and double integral garage
- ❖ Offered to the market with NO ONWARD CHAIN



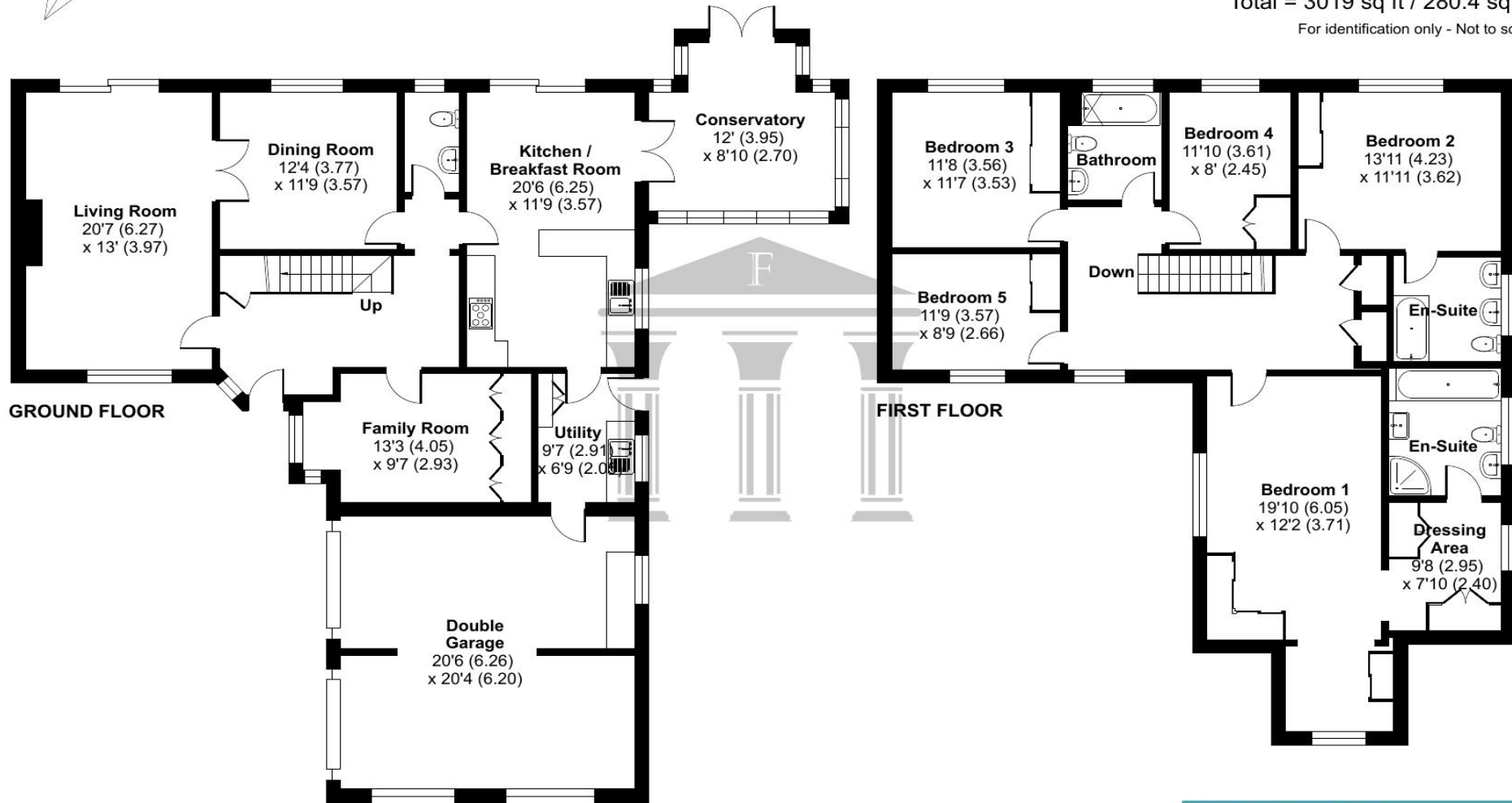
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Approximate Area = 2602 sq ft / 241.7 sq m

Garage = 417 sq ft / 38.7 sq m

Total = 3019 sq ft / 280.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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: 1416685



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www.foundationsofwoking.com

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