

Homes of Distinction

HOOK HEATH

Hook Heath Road, Woking, Surrey, GU22

Period elegance, beautifully reimagined for modern family living.

A charming double-fronted detached period residence, discreetly positioned within a sought-after location and offering a rare combination of character, elegance and contemporary family living. Superbly extended while retaining a wealth of original features, this exceptional home also presents significant further potential for enlargement, subject to the necessary consents.

The property immediately impresses with its timeless period appeal, with beautifully proportioned rooms, high ceilings, sash windows and original fireplaces creating a wonderful sense of charm and refinement. The accommodation is arranged over two floors and offers exceptional versatility, comprising five bedrooms and three bath/shower rooms, including a luxurious principal suite with en-suite facilities.

The impressive ground floor has been thoughtfully designed for both everyday living and entertaining. A generous triple aspect reception room provides an elegant formal living space, complemented by two further reception rooms offering flexibility for family use, home working or relaxation. The superb open plan kitchen/dining room forms the true centrepiece of the home, featuring a stylish central island, quality fittings and a seamless connection to the landscaped south facing garden. A separate utility room and cloakroom complete the ground floor accommodation.

Externally, the property enjoys beautifully landscaped south facing gardens, providing a private and tranquil backdrop with excellent space for entertaining and outdoor enjoyment. Offered to the market with no onward chain, this outstanding residence represents a rare opportunity to acquire a substantial period home of considerable character, situated within convenient reach of Woking Town Centre and its highly regarded mainline station, offering fast and frequent services into London.

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

71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800




NO DOGS
ON THIS SOFA













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

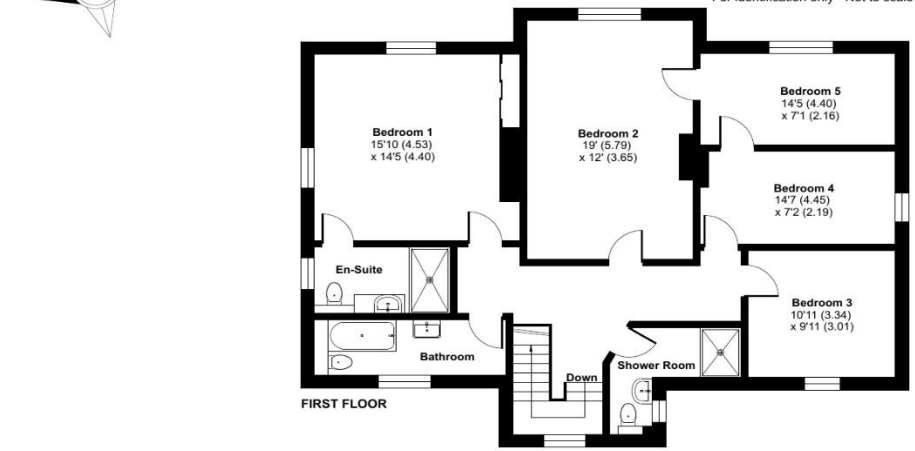
- Charming double-fronted detached period residence
- Beautifully extended with further potential to enlarge (STPP)
- Wealth of period features including sash windows and fireplaces
- Five bedrooms and three bath/shower rooms
- Principal bedroom suite with en-suite facilities
- Impressive open plan kitchen/dining room with central island
- Landscaped south facing rear garden with excellent entertaining space
- Walking distance of Woking Town Centre and mainline station
- Two further reception rooms plus spacious triple aspect living room
- Offered to the market with NO ONWARD CHAIN

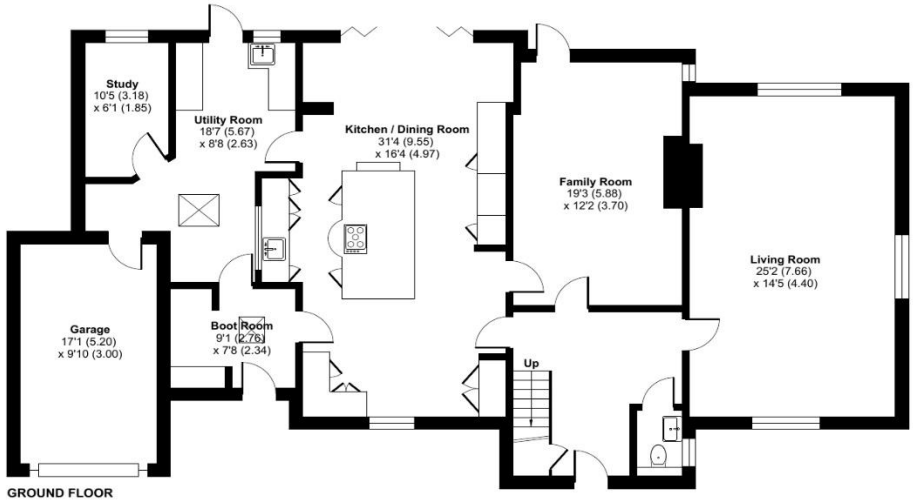


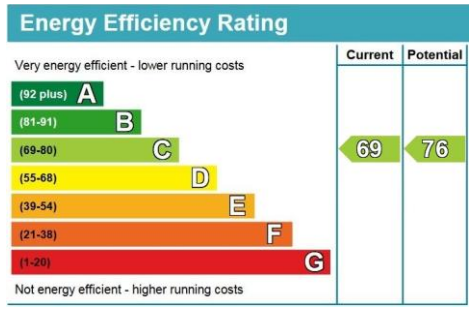


Hook Heath Road, Hook Heath, Woking, GU22

Approximate Area = 2688 sq ft / 249.7 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 2856 sq ft / 265.3 sq m
For identification only - Not to scale







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www.foundationsofwoking.com

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