



Homes of Distinction

SOUTH WOKING

Heathside Park Road, Woking, Surrey, GU22

A Striking Five-Bedroom Family Residence Located Within This Prestigious South Woking Setting.

Set within one of South Woking's most desirable residential locations, this outstanding five-bedroom detached residence delivers an exceptional standard of modern family living. Impressive in both scale and presentation, the home has been carefully designed to combine sophisticated interiors with highly versatile accommodation, creating a refined yet welcoming environment for everyday life, entertaining and family gatherings.

At the heart of the property is a magnificent open-plan kitchen, dining and family room, conceived as the true social centre of the home. Beautifully appointed with integrated appliances, extensive cabinetry and generous preparation space, the kitchen flows seamlessly into the dining and living areas, creating an elegant setting for everything from relaxed breakfasts to large-scale entertaining. Three additional reception rooms provide further flexibility, offering superb options for a formal drawing room, media room, children's lounge, study or quiet retreat.

The bedroom accommodation is equally distinguished, with five generously proportioned bedrooms arranged to provide an exceptional degree of comfort and privacy. Three bedrooms benefit from their own en-suite bathrooms, while the remaining rooms are served by a stylish family bathroom. The principal suite offers a particularly indulgent sanctuary, providing a calm and luxurious space in which to unwind, while the overall arrangement is ideally suited to family life, visiting guests or multi-generational living.

Outside, the landscaped gardens form a beautiful extension of the living space, offering an inviting setting for summer entertaining, al fresco dining and relaxed weekends at home. A fully equipped solid oak outbuilding, currently used as an office and gym, adds a further layer of distinction and provides an exceptional environment for working, training or creative pursuits. Combining striking contemporary design, outstanding versatility and a prestigious South Woking setting, this is a truly exceptional family home of rare quality.


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





LOCATION

Immerse yourself in the captivating town of Woking and discover a home that perfectly combines tranquillity with urban convenience. Situated on the highly regarded south side of Woking, in a picturesque setting, the property offers an appealing retreat while remaining close to the vibrant town centre, with its extensive shopping facilities, excellent restaurants and cultural attractions, including the renowned New Victoria Theatre. The area is particularly well served for leisure and recreation. Nearby Woking Park provides attractive open green space, a scenic lake, Woking Leisure Centre and Pool in the Park, while Horsell Common offers extensive woodland walks and countryside to explore. David Lloyd Woking, with its racquets facilities, gym and spa, and Hoebridge Golf Centre are also within easy reach. Families benefit from access to highly regarded local schooling, including the outstanding-rated St Dunstan's Catholic Primary School and St John the Baptist School. St John the Baptist is recognised as one of Surrey's highest-performing comprehensive schools, ranking within the top 5% of non-selective state secondary schools in England and first in Woking for the highest GCSE grades. Commuting is effortless thanks to Woking's exceptional mainline station, providing fast and frequent services to London Waterloo in approximately 23 minutes. With its rich heritage, excellent schools, abundant leisure opportunities and harmonious blend of timeless charm and modern convenience, Woking presents an outstanding setting for a well-rounded lifestyle.





ACCOMMODATION & SPECIFICATION

- ❖ An Exceptional Modern Family Residence Set on the Sought After South Side of Woking
- ❖ Five Beautifully Proportioned Bedrooms
- ❖ Magnificent Open-Plan Kitchen, Dining and Family Room for Effortless Entertaining
- ❖ Three Elegant Reception Rooms for Relaxed Living and Formal Occasions
- ❖ Three Luxurious En-Suite Bedrooms Plus a Stylish Family Bathroom
- ❖ Sophisticated Contemporary Interiors Designed for Modern Family Life
- ❖ Beautifully Landscaped Gardens
- ❖ Fully Equipped Solid Oak Office and Gym



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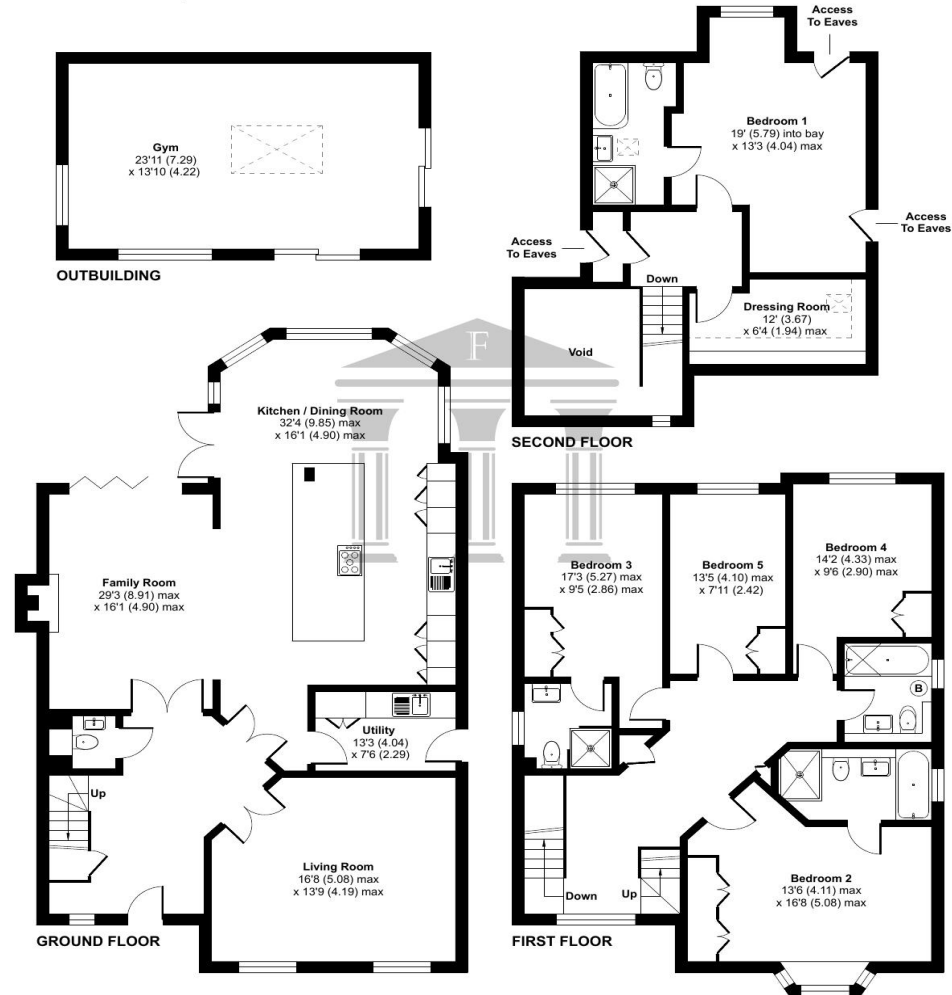
Approximate Area = 2449 sq ft / 227.5 sq m (excludes void)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Outbuilding = 331 sq ft / 30.7 sq m

Total = 2809 sq ft / 260.8 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		
(69-80)	C	73	78
(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.