

Homes of Distinction

SOUTH WOKING

Hockering Road, Hockering Estate, Woking, Surrey, GU22

Timeless Architectural Grandeur In The Heart of The Hockering

Occupying a prime plot of just under one acre within 'The Hockering', Woking's most coveted gated estate, this outstanding six-bedroom, three-bathroom detached residence is a truly exceptional family home. Crafted in the Lutyens Arts and Crafts style by renowned master builder W. G. Tarrant. The visionary responsible for nearby St George's Hill and the Wentworth Estate, the property showcases exquisite architectural detailing and timeless craftsmanship. Perfectly positioned along a secluded, tree-lined road within a tranquil conservation area, it is enveloped by beautifully landscaped private gardens, creating an unparalleled sense of privacy and serenity. Woking town centre and its highly regarded mainline station are within walking distance, offering an enviable balance of exclusivity, convenience and tranquillity.

Rich in charm and character, the property retains a wealth of original period features, including high ceilings, elegant fireplaces, a grand staircase and striking feature windows that flood the interiors with natural light. A spacious reception hall sets the tone, leading to four generously proportioned reception rooms, three of which enjoy dual-aspect views across the gardens. These versatile spaces provide an ideal setting for both formal entertaining and relaxed family living, while the beautiful open-plan, hand-built kitchen forms the heart of the home, complete with a central island and ample space for gathering with family and friends.

The upper floors provide six spacious bedrooms, thoughtfully arranged to accommodate modern family life. The principal bedroom is a particularly appealing retreat, featuring a dedicated dressing room and en-suite bathroom, while the remaining bedrooms offer excellent flexibility for children, guests or home working. Three bathrooms serve the accommodation, ensuring practicality for a busy household. The second floor presents an exciting blank canvas, offering considerable potential to create additional bedrooms, a games room, a private annexe or bespoke leisure space, subject to the necessary consents, allowing a future owner to tailor the property to their individual requirements.

Outside, the beautifully landscaped gardens envelop the residence, providing an exceptional setting in which to relax, entertain and enjoy the changing seasons. The extensive grounds offer a wonderful sense of space and seclusion, while mature greenery and established planting enhance the remarkable sense of privacy. With its distinguished architectural pedigree, substantial and versatile accommodation, potential for further enhancement and prestigious gated setting, this remarkable home presents a rare opportunity to acquire a characterful family residence offering an exceptional lifestyle and enduring appeal.

Council Tax Band H - EPC Rating D - Tenure: Freehold – Road Association Fee £975 PA



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

The Hockering is widely regarded as one of Woking's most prestigious addresses: an exclusive private gated estate characterised by substantial individual residences set within generous, mature grounds. Its peaceful, leafy setting offers an exceptional degree of privacy and seclusion, while remaining remarkably convenient for Woking's town centre and mainline station. Fast and frequent rail services reach London Waterloo in approximately 23 minutes, with coach connections also available to Heathrow Airport. Woking provides a sophisticated blend of shopping, dining, culture and leisure, with an extensive selection of boutiques, cafés and restaurants, together with the Peacocks Centre, New Victoria Theatre and multi-screen cinema. The historic city of Guildford is also within easy reach, renowned for its cobbled High Street, period architecture and excellent amenities. Road connections are equally convenient, with the A3, M3 and M25 providing access to London, the South Coast, major airports and the wider motorway network. Families benefit from an excellent choice of highly regarded state and independent schools, including Hoe Bridge, Cranmore and Charterhouse. The surrounding area also offers an abundance of recreational opportunities, from prestigious golf and country clubs and private health clubs to miles of scenic walking and horse riding across nearby common land. This rare combination of exclusivity, tranquillity and outstanding connectivity makes The Hockering one of Surrey's most desirable places to live. Approximate distances: Woking station 1.1 miles; Woking town centre 1.3 miles; Guildford 7 miles; Heathrow Terminal 5 20 miles; Central London 28 miles.











ACCOMMODATION & SPECIFICATION

- Prestigious setting within one of Surrey's most exclusive private gated estates
- Distinguished Lutyens-style Arts and Crafts residence by renowned master builder W. G. Tarrant
- Set within just under an acre of secluded, beautifully landscaped gardens
- Six beautifully proportioned bedrooms and three bathrooms, including an impressive principal suite
- Four elegant reception rooms offering exceptional space for family living and entertaining
- Hand-built open-plan kitchen with a central island, creating a sophisticated social heart to the home
- Exciting potential to create further accommodation or bespoke leisure facilities, subject to consent
- Peaceful conservation area surroundings within walking distance of Woking town centre & mainline station

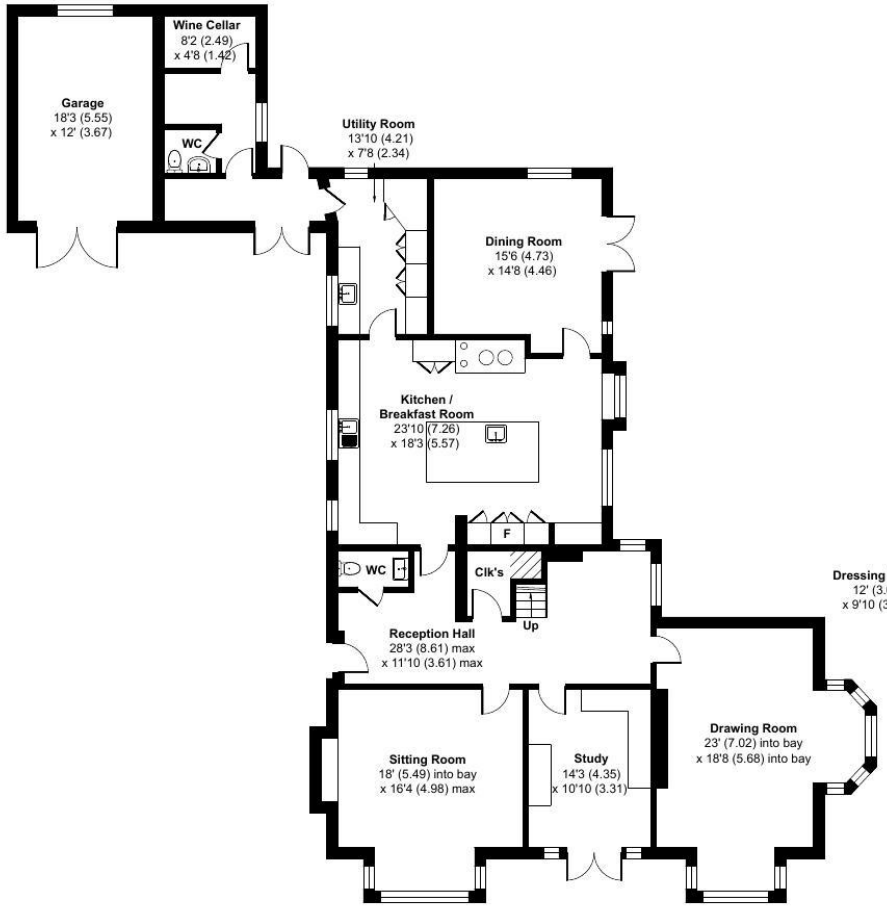




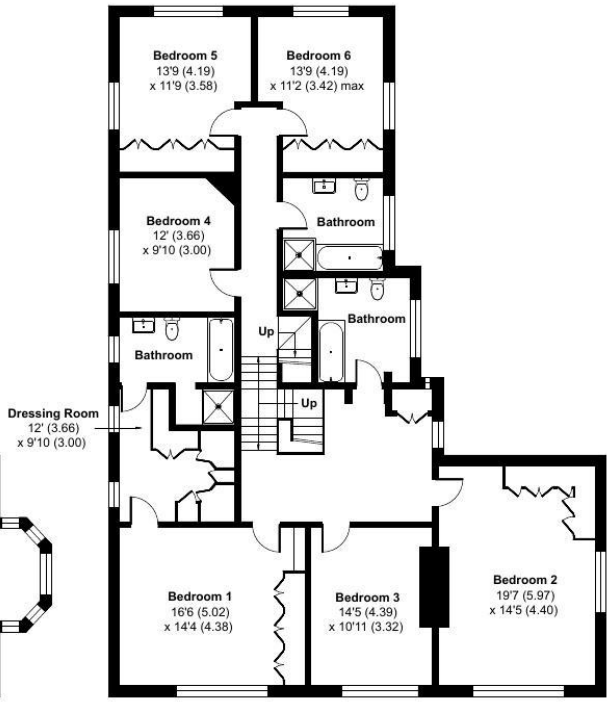
Hockering Road, Woking, GU22

Approximate Area = 4248 sq ft / 394.6 sq m
Limited Use Area(s) = 87 sq ft / 8 sq m
Garage = 220 sq ft / 20.4 sq m
Total = 4555 sq ft / 423 sq m
For identification only - Not to scale

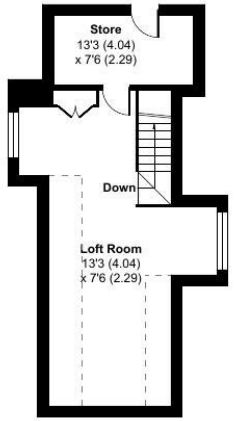
Denotes restricted head height



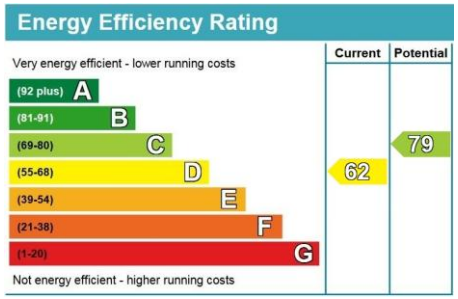
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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