



TREVARNO HOUSE

The Hockering, Woking, Surrey



A SUBSTANTIAL FAMILY HOME SET IN A POPULAR PRIVATE ESTATE WITHIN ONE MILE OF WOKING TRAIN STATION.

Summary of accommodation

Entrance hall | Sitting room | Dining room | Drawing room | Office | Kitchen/breakfast room | Family room
Studio/gym with shower room | Utility | Cloakroom with WC | Plant room | WC | Double Garage and basement

Principal bedroom with large en suite bathroom and balcony

Four further bedrooms on this floor with three bathrooms and a further room which is currently used as a dressing room

The second floor has versatile accommodation, there is a kitchen, bathroom and three rooms
which could be used as either bedrooms or living rooms

Beautifully laid out gardens with extensive terracing and lawns

Distances: Woking 1 mile (London Waterloo from 23 minutes), Guildford 7 miles, Central London 28 miles
(All distances and times are approximate)

SITUATION

Trevarno House is a substantial house offering wonderful family accommodation set in the heart of this exclusive private estate. Woking train station is only a mile away and the town of Woking is adjacent. The train line from Woking to London is extremely quick and the service runs very regularly. An ideal location for commuters. Nearby the towns of Guildford and Godalming are not far and the coast can be reached in around 90 minutes.

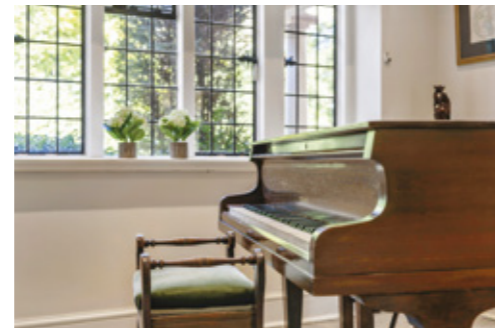
The road links are also very convenient with the A3 being around 3.5 miles away and the M25 only 5.5 miles. Both Heathrow and Gatwick airports are within easy reach 20 miles and 40 miles respectively.

The fantastic choice of schools in the area attracts families and those moving out of London. A number of these include Halsted, Woking, St Andrews, Horsell, Hoe Bridge, Woking, Rydes Hill, Woking, The Royal Grammar School, Guildford, Guildford High School, Guildford, St Catherine's, Bramley as well as many others.

There is horse racing to be found at Goodwood Racecourse, Chichester, Ascot Racecourse, Ascot, Sandown Park Racecourse, Esher, Epsom Racecourse, Epsom as well as fantastic golf courses at Woking, West Hill, Worplesdon, Wentworth and Sunningdale.

TREVARNO HOUSE

Trevarno House extends to over 7,000 sq ft of generous accommodation. The house was designed and built by 'master builder' W. G. Tarrant who is well known for his work throughout Surrey in particular Woking, St Georges Hill and The Wentworth Estate. The spacious principal reception rooms are all flooded with light from the south-facing orientation.

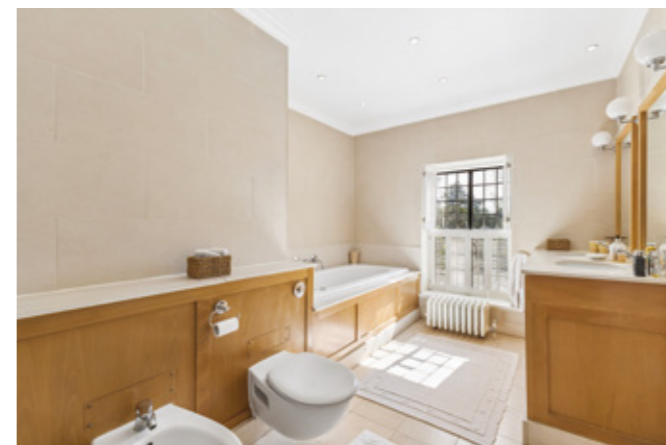




The drawing room is of particular note, it is currently used as a games room with a large snooker table. The double height ceiling creates a fantastic feeling of space, whilst the high and low windows flood the room with natural light, and the panelling adds the touch of character which is so prolific with houses of this age.

Upstairs the spacious principal bedroom with fitted cupboards also benefits from a large en suite bathroom and a large balcony overlooking the garden, ideal for enjoying a morning coffee or a glass of wine.





GARDENS & GROUNDS

The gardens and grounds are completely private with mature hedges and trees for privacy and protection from neighbours. The garden has been stepped to create different areas including a large terrace ideal for alfresco dining. A lawn with a water feature in the middle and then a larger lawn beyond.

PROPERTY INFORMATION

Services: The vendors advise us that the property has all mains services.

Local Authority: Woking Borough Council: 01483 755855

Council Tax: Band H

Tenure: Freehold

EPC: C

Directions

Postcode: GU22 7HQ

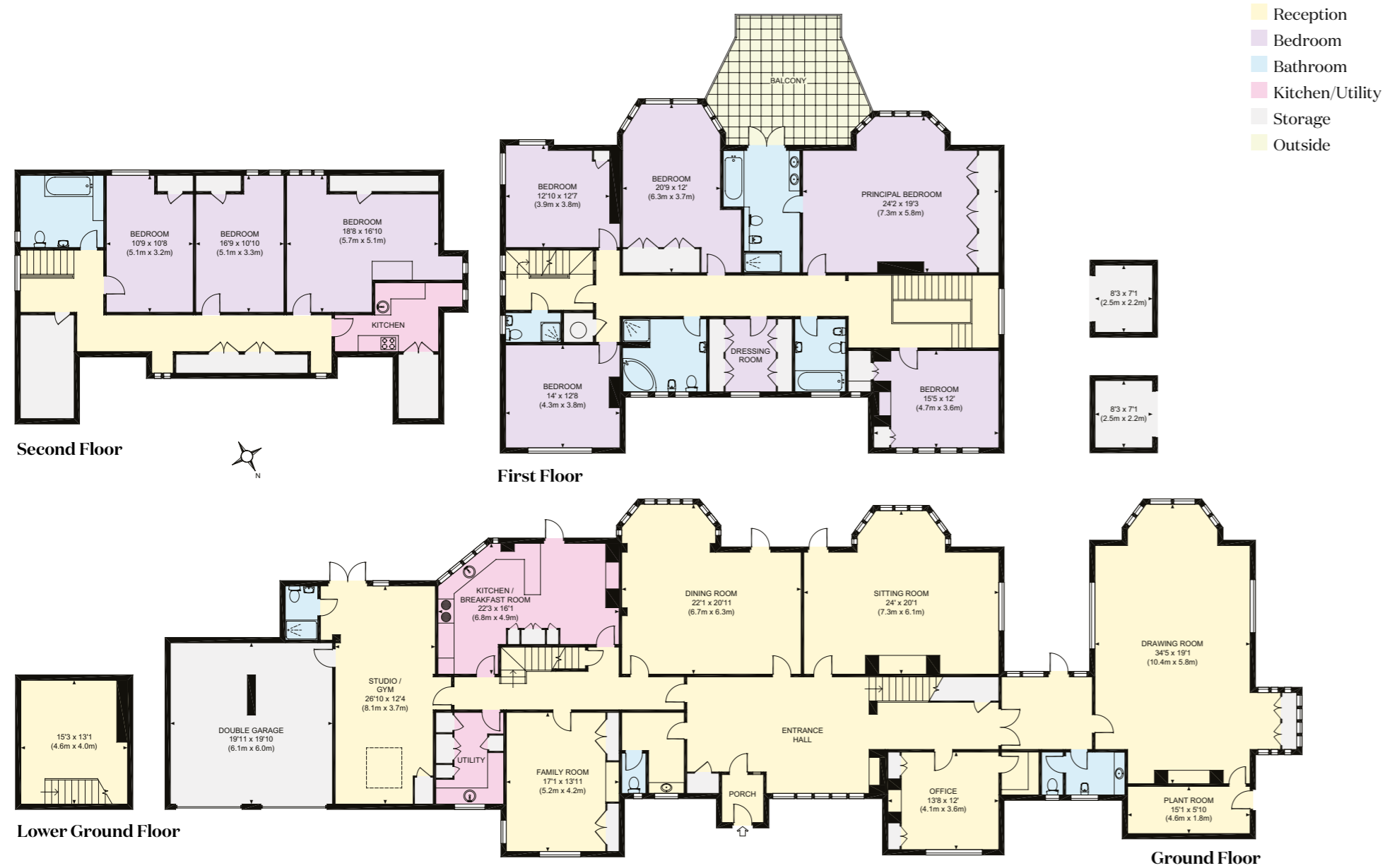
What3words: ///hoot.jobs.luck

From the centre of Woking proceed in a southerly direction towards Guildford on the A320. After passing Woking Police Station on the left hand side, turn left into Heathside Road and continue all the way along, turning left into Hockering Road just after the turning on the right into Heathfield Road. Proceed through the white entrance gates to The Hockering (Hockering Road) Take the first right signed posted Danes Hill and Trevarno House is the last house on the right hand side before the road Cleardown.

Viewings: All viewings are strictly by prior appointment with the agents.







Approximate Gross Internal Area
7606 sq ft / 706.7 sq m
Outbuildings: 116 sq ft / 10.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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