



Homes of Distinction



HOOK HEATH

Sequoia House, Wych Hill, Hook Heath, Woking, Surrey, GU22 0EX

*An impressive 8 bedroom, 4 bathroom executive residence which is offered to the market with
NO ONWARD CHAIN.*

An outstanding double fronted eight bedroom, four bathroom detached family residence superbly located within walking distance of Woking Town Centre and mainline station. 'Sequoia House' is set on a gated development (of two houses) and benefits from a detached double garage with annexe/studio above.

The spacious and versatile living accommodation is arranged over three floors and extends to just over 4,500sq ft. The ground floor comprises an impressive reception hall, four separate reception rooms, a well appointed kitchen/breakfast room, utility room and downstairs cloakroom, all of which benefit from underfloor heating. On the first floor there are four double bedrooms and three bathrooms. Both the principal and guest bedrooms feature dressing rooms and en-suite bathrooms. The top floor comprises of four further double bedrooms and a well appointed bathroom.

The mature gardens are mainly laid to lawn and offer a good degree of privacy and seclusion. In total the plot extends to just under 0.3 of an acre. 'Sequoia House' is offered to the market with NO ONWARD CHAIN.

Council tax band H - EPC Rating B



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

Located within easy reach of Woking town centre offering extensive shopping, dining and leisure facilities, The Victoria Theatre & Cinema, the Lightbox Gallery and Woking's mainline station offering fast rail services to London Waterloo (approx. 23 mins). The motorway network (J10, M25/A3) is also within easy reach, allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve. The area is well served by both state and private schools including Hoebridge, St Andrews, Greenfield, Halstead, Woking High, St Dunstan's and St John the Baptist School. For golfers there is a choice of clubs including Woking Golf Club (one of the oldest in the UK founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills which includes a spa and hotel.

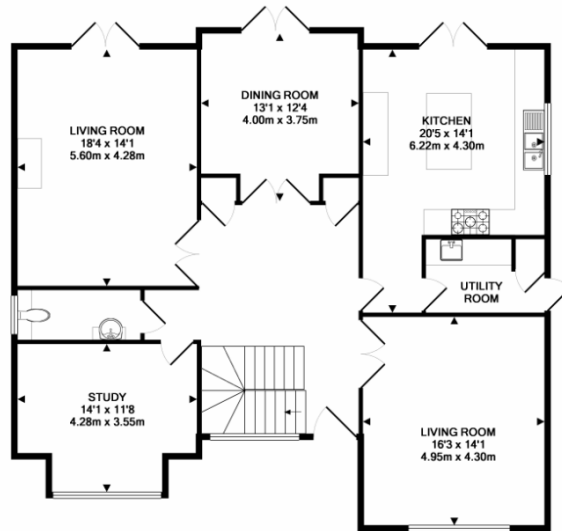




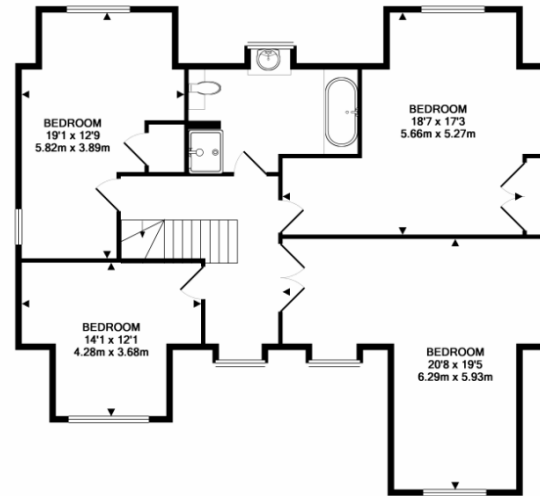
ACCOMMODATION & SPECIFICATION

- ❖ Double Fronted Executive Residence
- ❖ Approaching 0.3 Of An Acre
- ❖ Four Separate Reception Rooms
- ❖ 8 Double Bedrooms
- ❖ Detached Garage With Annexe/Studio Above
- ❖ 4 Bathrooms
- ❖ Underfloor Heating
- ❖ Gated Development
- ❖ NO ONWARD CHAIN

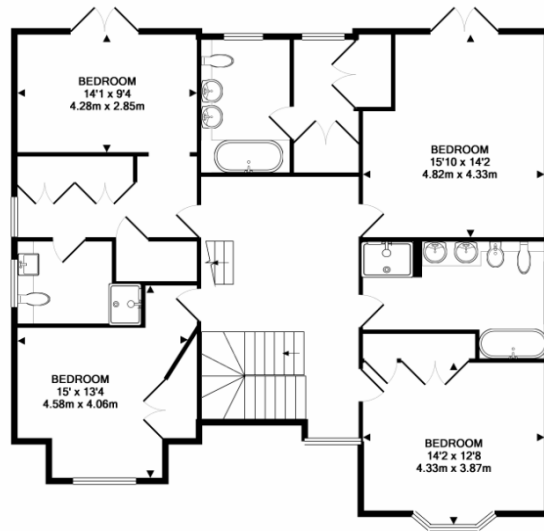




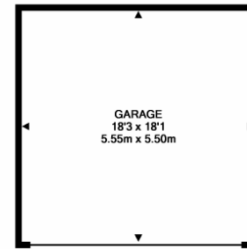
GROUND FLOOR
APPROX. FLOOR
AREA 1385 SQ.FT.
(126.8 SQ.M.)



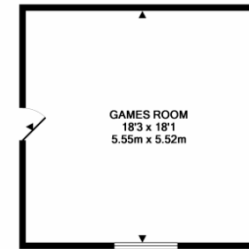
2ND FLOOR
APPROX. FLOOR
AREA 1124 SQ.FT.
(104.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1356 SQ.FT.
(126.0 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 329 SQ.FT.
(30.5 SQ.M.)



GAMES ROOM
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 4503 SQ.FT. (418.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(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.