



*Homes of Distinction*





## WOKING

West Hill Road, Woking, Surrey, GU22

*Timeless elegance and contemporary living unite in this exquisite five bedroom detached masterpiece.*

Welcome to the heartwarming embrace of 'Brampton Down', a truly delightful family abode. This exquisite detached Edwardian residence marries timeless elegance with contemporary living. Meticulously re-modelled and thoughtfully extended, this home exudes sophistication.

Designed with your family's comfort in mind, this home's thoughtful touch of versatility shines through with bedroom five offering a generous space, perfect for a study or a home office, aligning seamlessly with today's flexible work arrangements. The centrepiece of the residence is the stunning open plan kitchen, breakfast, and family room, boasting sleek modern design and adorned with bi-folding doors that gracefully transition to the secluded rear garden. Original character is beautifully preserved with features such as high ceilings adorned with intricate cornicing, ornate fireplaces, classic doors and windows, and a charming balcony that adds a touch of nostalgia. The main level is a haven of functionality, encompassing a spacious living room, elegant dining room with inviting bay windows, a versatile cinema room or study, a utility room, and a convenient downstairs cloakroom. The gourmet kitchen stands as a masterpiece, complete with a central island and integrated appliances.

Ascending to the first floor, you'll find four generously proportioned bedrooms, with en-suite facilities for bedrooms two and three, in addition to a well-appointed family bathroom. The crowning jewel of this residence is the impressive principal bedroom suite, occupying the entire top floor, offering unrivalled privacy and an atmosphere of sheer luxury. Outside, the exquisitely landscaped gardens envelop the property in tranquillity, providing an oasis of seclusion. Situated within a coveted conservation area, this home is ideally positioned within walking distance of Woking town centre and the mainline station. Offering the added advantage of no onward chain, this remarkable property promises a lifestyle of sophistication and convenience that few can match.



Council tax band G - EPC Rating F



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

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.











## ACCOMMODATION & SPECIFICATION

- ❖ Outstanding Detached Edwardian Family Residence
- ❖ Open Plan Kitchen/Breakfast/Family Room
- ❖ Three Separate Reception Rooms
- ❖ Five Bedrooms
- ❖ Three En-Suites
- ❖ Within Walking Distance of Woking Town Centre & Mainline Station
- ❖ Highly Sought After Location
- ❖ Brimming With Character Features
- ❖ Secluded Landscaped Gardens
- ❖ NO ONWARD CHAIN



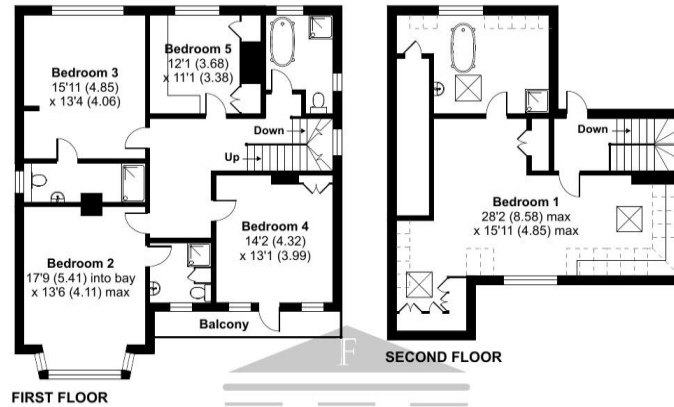
# West Hill Road, Woking, GU22

Approximate Area = 3307 sq ft / 307.2 sq m

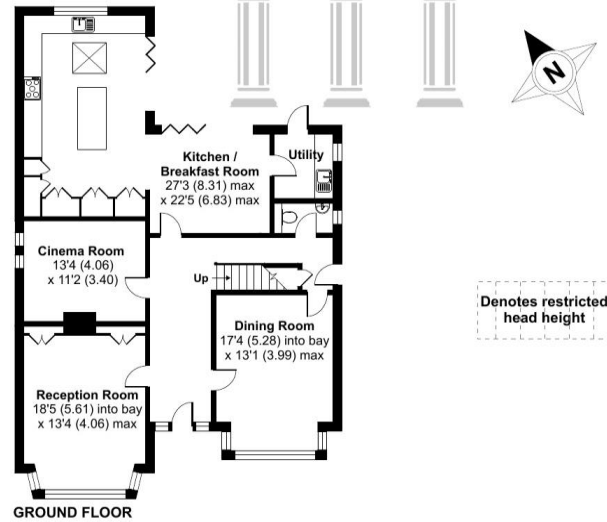
Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 3389 sq ft / 314.8 sq m

For identification only - Not to scale



FIRST FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 1008440

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>57</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>35</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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