



Homes of Distinction



HOOK HEATH

Holly Bank Road, Hook Heath, Woking, Surrey, GU22

Discover luxurious living in these two newly built executive homes set within the prime location of Hook Heath.

Two truly exceptional newly built luxury family homes offering a wonderful feeling of exclusivity and seclusion, superbly located in Hook Heath. Designed and curated to the impeccably high specification that we have come to expect from Luxuria Developments, each of these two spacious properties generate an enviable lifestyle. Encompassed by landscaped gardens, their hugely fluid layouts effortlessly blend superbly with the appointed Neptune kitchens, and Fired Earth tiles with the refined elegance of subtle architraves, distinguished wall panelling and bespoke windows, and a state of the art security system, each and every detail generates a superior example of contemporary living.

Brand new and ready for you to simply move in by the end of October, each of the two homes in this exclusive new development has been designed to an admirably high specification. Discreetly set back from the road in a prized Hook Heath location, electric gates sweep open onto a superbly idyllic and peaceful setting where the distinguished double fronted facades of each property instantly hints at the lifestyle within. Underfloor heating is a notable addition to the entire ground floor, and each home is wired with Cat6 cabling.

Upon entering each home you are greeted by the grand central entrance halls that immediately set the tone with the herringbone patterns of their richly toned solid oak floors. Generating a sense of spaciousness that flows throughout each house, extensive open plan layouts combine with additional reception rooms to produce an abundance of opportunity to relax, while the clever and considered flow of the rooms make them superbly suited for entertaining.

A beautiful amount of natural light tumbles in through tastefully chosen bespoke windows, highlighting the subtle elegance of refined architraves and wall panels that lend a truly sophisticated feel. Langley House features a marvellous double aspect reception room, and an inviting drawing room with glorious bay windows and a central marble fireplace with wood burning stove.



Whichever house you choose, these consummate reception rooms lead into exemplary open plan living areas that create the heart and hub of each home with relaxed family areas and either breakfast or dining spaces. Superbly appointed Neptune kitchens with stone countertops offer every convenience with a first class array of Siemens appliances. Smoothly delineating the open plan arrangement, a magnificent central island sits beneath a duo of pendants adding the perfect spot for a morning coffee. Bi-fold doors extend these hugely sociable spaces still further, making it easy to step outside and enjoy al fresco meals amidst the greenery of the landscaped gardens. A separate utility room supplies additional space for laundry appliances.

The undeniable sense of taste is echoed upstairs in six exceptional bedrooms exquisitely styled with fitted wardrobes, deluxe carpets and en-suites. Each of the en-suites has a traditional Burlington suite all arranged in fabulous Fired Earth marble tile settings with underfloor heating.

On the first floor, the principal bedroom is a serene sanctuary and features a charming Juliet balcony. Demonstrating an attention to detail and consistent design themes, architraves wrap-around the room and graceful wall panels add a heritage feel, while the bespoke dressing room and en-suite bathroom are the perfect finishing touches. There are two further bedrooms on the first floor offering an ideal amount of family or guest accommodation, whilst three further double bedrooms sit exclusively on the top floor, making them ideal perhaps for teenagers, as well as a beautiful family bathroom.

Step out from the bespoke doors of the ground floor into idyllic landscaped gardens that complement the divine presentation of these contemporary family homes. Thoughtfully planted with specimen trees and mature hedgerows that give colour and interest throughout the seasons, these inviting gardens provide inviting spaces in which to sit back and relax in the sun or enjoy al fresco dining with family and friends. Langley House benefits from an attached double garage with electric door.





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

- ❖ Luxury Newly Built Home With An Impeccably High Specification
- ❖ Well Appointed Neptune Kitchen With Stone Countertops & Central Island
- ❖ Underfloor Heating
- ❖ Six Bedrooms
- ❖ Luxurious Burlington Bathroom Suites
- ❖ Attached Double Garage With Automated Door
- ❖ State Of The Art Security System & Cat6 Cabling
- ❖ Prime Location
- ❖ Idyllic Landscaped Gardens
- ❖ Within Easy Reach Of Woking Mainline Station

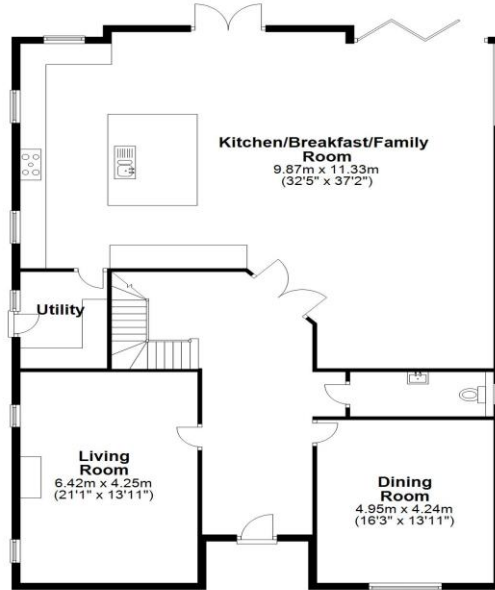
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NEPTUNE

Burlington[®]



Ground Floor

Approx. 183.4 sq. metres (1974.5 sq. feet)



First Floor

Approx. 158.9 sq. metres (1710.0 sq. feet)



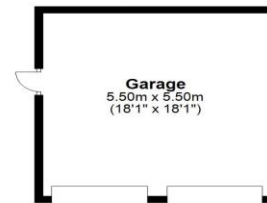
Second Floor

Approx. 86.2 sq. metres (927.5 sq. feet)



Garage

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 458.7 sq. metres (4937.6 sq. feet)



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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.