



Homes of Distinction



HOOK HEATH

Hook Heath Road, Hook Heath, Woking, Surrey, GU22

Step into timeless elegance, where charm meets comfort inside this stunning three storey period wing.

Nestled discreetly and set back from the road, this exceptional three-storey period wing exudes timeless charm and character, promising a lifestyle of sophistication and comfort. From the moment you arrive, the allure of its classic facade invites you to step into a world where history and modern convenience harmonise seamlessly. Boasting a wealth of character features throughout, this residence offers a captivating blend of old-world charm and contemporary living.

Upon entering, you are greeted by a well-appointed kitchen, where culinary adventures await amidst a backdrop of elegance. Two separate reception rooms provide versatile spaces for relaxation or entertainment, each adorned with period features that evoke a sense of nostalgia and grace. A convenient downstairs cloakroom enhances everyday living, ensuring practicality without compromising on style. Three/four bedrooms await, offering flexibility to suit your lifestyle needs. A family bathroom completes the accommodation, providing comfort and functionality for both family and guests alike.

Outside, impressive mature secluded gardens beckon, offering an oasis for outdoor leisure and entertaining. A drive provides off-road parking and leads to a detached garage, ensuring both convenience and peace of mind. With its prime location within walking distance of Woking Town Centre and its mainline station, this residence offers the perfect blend of tranquillity and connectivity, promising an unparalleled living experience in the heart of Woking's vibrant community.

Council Tax Band G

EPC Rating E

Tenure: Freehold



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

Conveniently situated within easy reach of Woking Town Centre, this property offers an array of amenities including extensive shopping, dining, and leisure options, along with cultural attractions such as The Victoria Theatre & Cinema and the Lightbox Gallery. Commuters will appreciate the proximity to Woking's mainline station, providing swift rail connections to London Waterloo in approximately 23 minutes, while easy access to the motorway network (J10, M25/A3) facilitates straightforward travel to central London and major airports. Outdoor enthusiasts will delight in the nearby Basingstoke Canal, River Wey, and Chobham Common, offering opportunities for walking, cycling, and fishing. Families will benefit from a selection of reputable state and private schools, including Hoebridge, St Andrews, and Greenfield, while golf enthusiasts can enjoy a choice of prestigious clubs such as Woking Golf Club and Foxhills, the latter of which includes a spa and hotel. With its prime location and abundance of amenities, this property presents an ideal opportunity for a diverse range of lifestyles.





ACCOMMODATION & SPECIFICATION

- ❖ Fabulous Three Storey Period Wing
- ❖ Three-Four Bedrooms
- ❖ En-Suite Shower Room To The Principal Bedroom
- ❖ Offering A Wealth Of Character Features
- ❖ Two Separate Reception Rooms
- ❖ Impressive Mature Gardens
- ❖ Detached Garage & Ample Parking
- ❖ Secluded From The Road For Added Privacy
- ❖ Within Walking Distance Of Woking Mainline Station & Town Centre



Hook Heath Road, Woking, GU22

Approximate Area = 1757 sq ft / 163.2 sq m

Limited Use Area(s) = 131 sq ft / 12.2 sq m

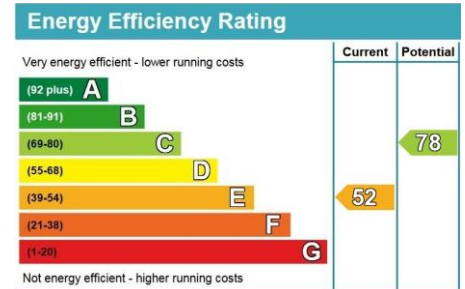
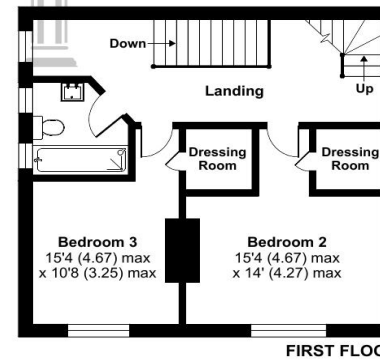
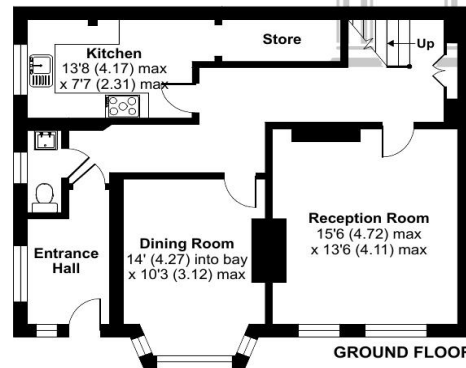
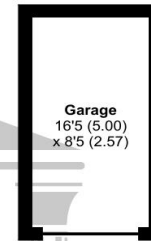
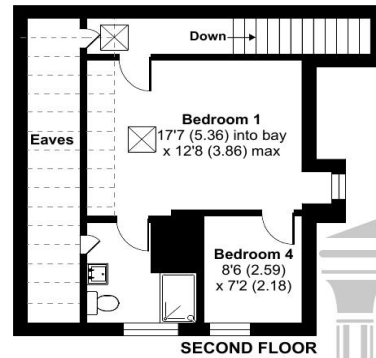
Garage = 141 sq ft / 13.1 sq m

Total = 2029 sq ft / 188.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Foundations Independent Estate Agents. REF: 1119386



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www.foundationsofwoking.com

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