



Homes of Distinction



HOCKERING, WOKING

Hockering Road, Woking, Surrey, GU22

*Stunning WG Tarrant Arts & Crafts Style Residence
Nestled Within This Prestigious Private Development.*

Nestled on just under an acre on a south-west facing corner plot within the prestigious Hockering Estate, is this stunning character home showcasing exquisite architectural details. Crafted in the Lutyens' Arts and Crafts style by master builder WG Tarrant, the same visionary behind nearby St George's Hill and the Wentworth Estate, this property epitomises elegance and timeless craftsmanship.

The generously proportioned principal rooms are designed with an open-plan and interconnected layout, benefiting from a south-westerly orientation that floods the home with natural light throughout the day. Distinctive original features such as ornate fireplaces, superb oak joinery, stone mullion windows, and oak latch doors reflect the cherished Arts and Crafts movement. The traditional handmade kitchen, featuring Artisans of Devizes French limestone flooring with underfloor heating, solid wood and honed granite work surfaces, and integrated appliances, seamlessly connects to both the breakfast room and the sitting room, creating a versatile and inviting space for entertaining. Thoughtfully extended by the current owners in 2006, the property boasts modernised services, including updated electrics, LED lighting, zoned heating, new plumbing, and two new boilers installed in 2014. This exceptional home harmoniously blends historic charm with modern convenience, offering abundant living space presented in impeccable condition.

Perfectly situated along a secluded tree-lined road within a tranquil conservation area, this property is enveloped by its own private landscaped gardens, offering an unparalleled sense of privacy and serenity.

Road Fund £850 PA
Council Tax Band H
EPC Rating D
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

Located within a mile from Woking's mainline station, offering a swift 25-minute service to London Waterloo, the Hockering Estate is one of Surrey's most desirable and accessible private developments. Commuters will appreciate the easy access to major routes including the A3, M3, and M25, providing seamless connections to London, the South Coast, and major airports. Woking itself offers a vibrant array of shopping, cultural, and leisure amenities, while the historic city of Guildford, with its rich heritage and charm, is just a short drive away. The area boasts a diverse selection of highly regarded state and private schools, including Hoe Bridge School, Cranmore, and Charterhouse, alongside numerous recreational opportunities such as local leisure centres, esteemed golf courses, country clubs, private health clubs, and extensive walking and horse riding trails on the surrounding common land.



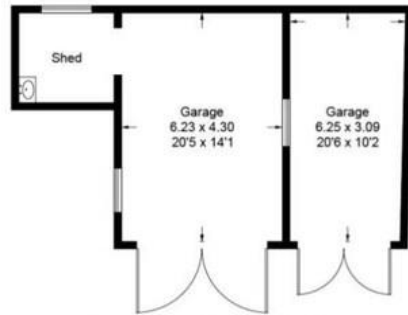


ACCOMMODATION & SPECIFICATION

- ❖ Prestigious Private Gated Development
- ❖ Arts and Crafts Style by WG Tarrant
- ❖ Five Spacious Bedrooms
- ❖ South Western Orientation
- ❖ Preserved Historical Charm
- ❖ Handmade Kitchen With Underfloor Heating
- ❖ Four Spacious Bathrooms
- ❖ Five Separate Reception Rooms
- ❖ Private Landscaped Gardens Of Just Under An Acre
- ❖ Walking Distance Of Town Centre & Mainline
Station



Approximate Gross Internal Area = 473.6 sq m / 5098 sq ft
 Garages / Shed = 54.2 sq m / 583 sq ft
 Total = 527.8 sq m / 5681 sq ft

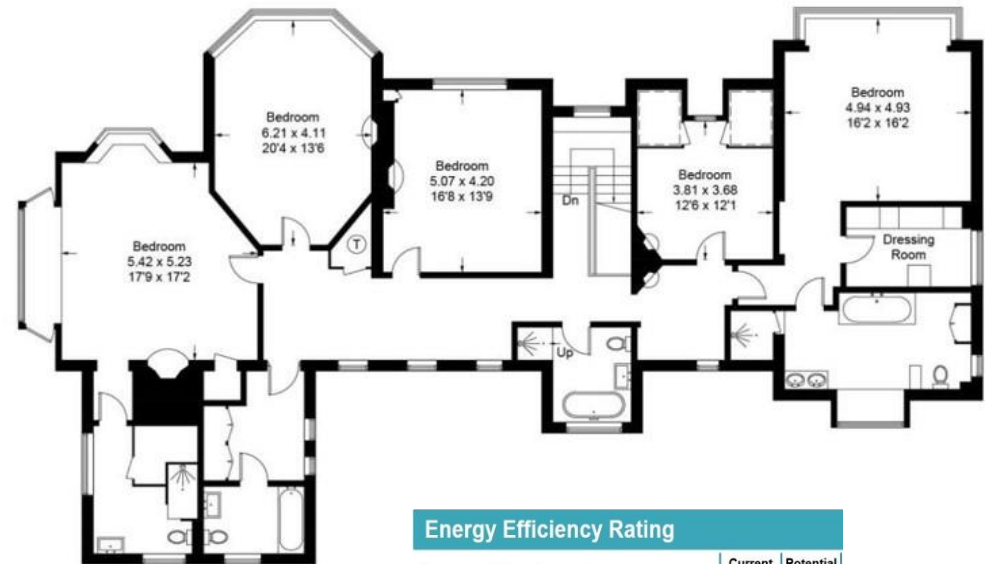


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(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.