



Secrets, Hook Heath Road, Hook Heath, Woking, Surrey, GU22 0QE

Asking Price £1,750,000

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OQE

An exceptional home nestled within the Hook Heath countryside spanning over 3000sqft of accommodation and enjoying some of Woking's most spectacular views where you will see local sights such as Guildford Cathedral and the beauty of Surrey Hills.

Centrally located within this spacious home, the dining space has a wonderful vaulted ceiling and exposed beams to create a wonderful double aspect space with steps down to the sitting room. Off the sitting room is a large double bedroom with en-suite bathroom and a clothes drying room. From the dining area is a staircase leading to a self contained apartment with its own front door, bedroom with wardrobes, en-suite bathroom, bedroom and balcony with exceptional views.

Cleverly designed to benefit from the glorious views of the south facing garden and surrounding landscape, the majority of the ground floor accommodation opens onto the tiered terraces enhancing the impressive feeling of spaciousness.

From the dining room on the way to the kitchen there is a snug room with fitted storage. Opposite the kitchen is a shower room and toilet.

Styled with a double butler sink, shaker style units and wooden countertops accommodating the freestanding cooker. This superbly sized double aspect kitchen/breakfast room boasts a central island which helps provide ample storage and workspace, while the adjoining utility room has space for laundry appliances.

Stairs lead up to four more bedrooms which include the large principal bedroom, toilet, bathroom and study. The three further bedrooms include a large double with magnificent views reaching as far as the Surrey Hills and a separate bathroom.

Tiered terraces for entertaining, overlook established lawns and steps lead down to hidden garden passageways leading you through wooded and open garden spaces to a pond and then out to an open area with large apple tree. A garden office is a great place for anyone who works from home.. The gated driveway houses a garage and off street parking for several vehicles. The property lays opposite Woking golf course with a private gate onto the seventeenth tee.

- Detached residence
- Five bedrooms
- Three reception rooms
- Four bathrooms
- Modern kitchen breakfast room
- Self contained one bedroom annex
- Stunning views across south facing gardens
- Office & Store room
- Driveway parking

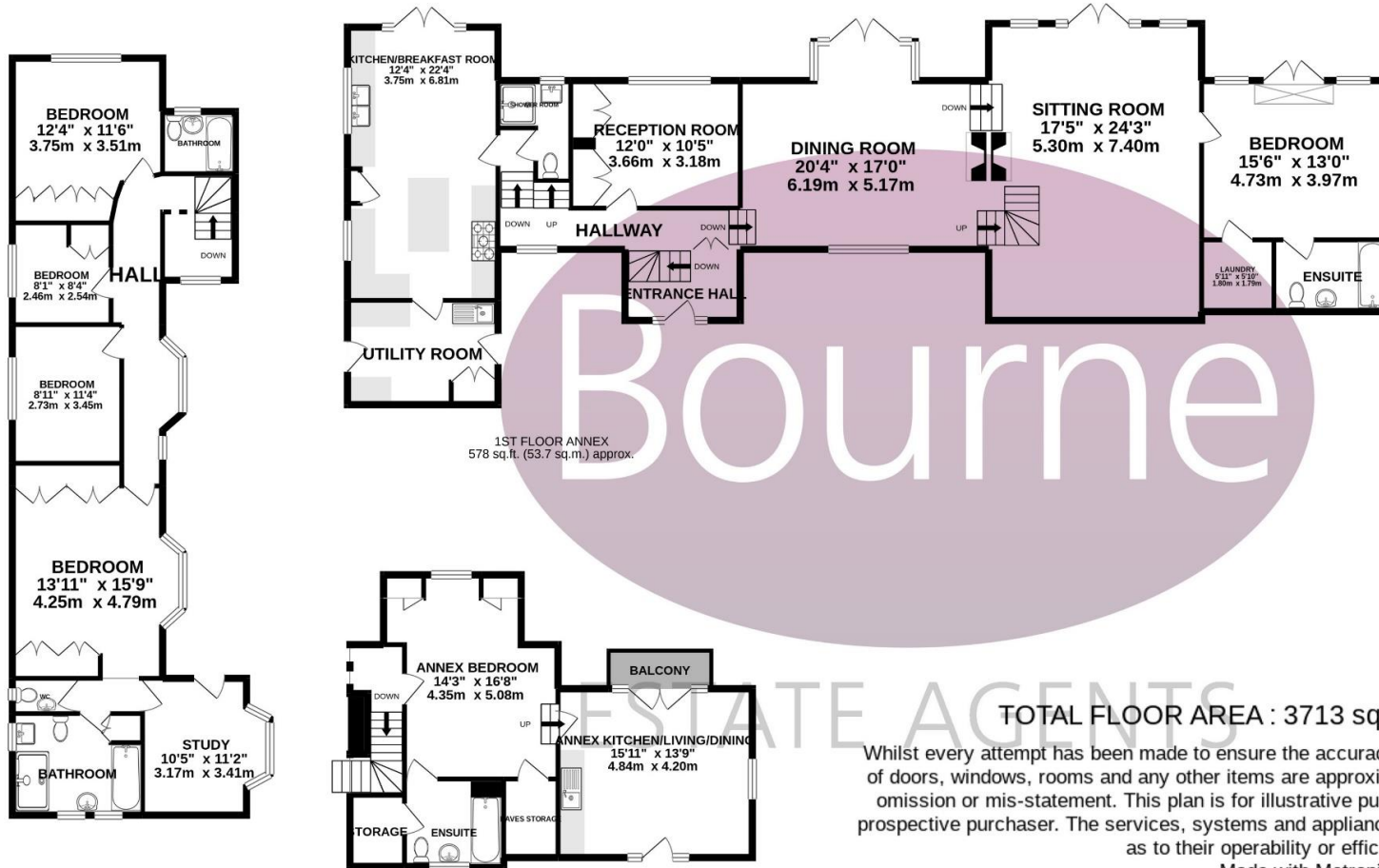


Floorplan

1714 sq.ft. (159.2 sq.m.) approx.

1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.

OUTBUILDINGS
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR ANNEX
578 sq.ft. (53.7 sq.m.) approx.

TOTAL FLOOR AREA : 3713 sq.ft. (345.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Location

Hook Heath is a residential area comprising properties set in secluded grounds, yet only 1.5 miles from the centre of Woking, with its wide selection of shops, leisure facilities and main line railway station. There is a frequent service to Waterloo from about 25 minutes. Road connections are excellent, with access to the M25, M3 and A3 bringing London, the airports and the south coast within easy reach. There is a wide selection of state and private schools available. Hook Heath is close to areas of common land, with miles of footpaths and bridleways for walking, cycling and riding, whilst, for golfers, there is a good selection of local courses.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D	61 d	
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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