



ESTATE AGENTS



The Gate House, Smarts Heath Road, Woking, Surrey, GU22 0RF

Asking Price £900,000

The Gate House, Smarts Heath Road, Woking, Surrey, GU22 0RF

Once the gatehouse to the historic Crastock Manor, this property, nestled amidst expansive parklands, offers a unique charm. Originally constructed as workers' cottages in 1930, it now stands as a spacious and luminous dwelling on a generous plot with captivating views.

Surrounded by solid stone paving, the rear of the property provides a serene setting for social gatherings. In 2010, an architect redesigned the house into a four-bedroom (with potential for five) sustainable haven. The blend of old-world charm, evident in brick fireplace surrounds, a cast iron stove and modern amenities creates an inviting ambiance throughout.

The ground floor features an expansive open-plan kitchen, dining, and living area, bathed in natural light from large patio windows overlooking the picturesque gardens. The kitchen boasts white cabinetry with black granite countertops and top-of-the-line appliances. Three contemporary bathrooms add to the overall appeal.

An annex set-up with an en-suite shower provides privacy for a young adult or older family member.

Upstairs, the main bedroom is part of a suite with a sitting room, terrace and spiral staircase to the garden, offering panoramic views of meadows. An en-suite bathroom and a spacious walk-in wardrobe complete the retreat. Alternatively, this space could be transformed into a fifth bedroom.

The meticulously landscaped south-facing garden maximizes width and scenic views, with meadows and oak woodland providing a haven for wildlife. Features such as social seating areas, a first-floor terrace, rock gardens, raised beds, palm trees, and automated lighting enhance the outdoor experience.

The house has a focus on sustainability with good insulation, solar panels and rainwater harvesting.

Council Tax Band E - £2,898.62pa

- Former gatehouse to historic Crastock Manor, nestled in expansive parklands



- Blend of old-world charm and modern amenities throughout



- Open-plan kitchen, dining, and living area

- Kitchen features white cabinets, black granite countertops, and high-end appliances



- Master suite includes en-suite bathroom and walk-in wardrobe



- Three contemporary bathrooms

Floorplan



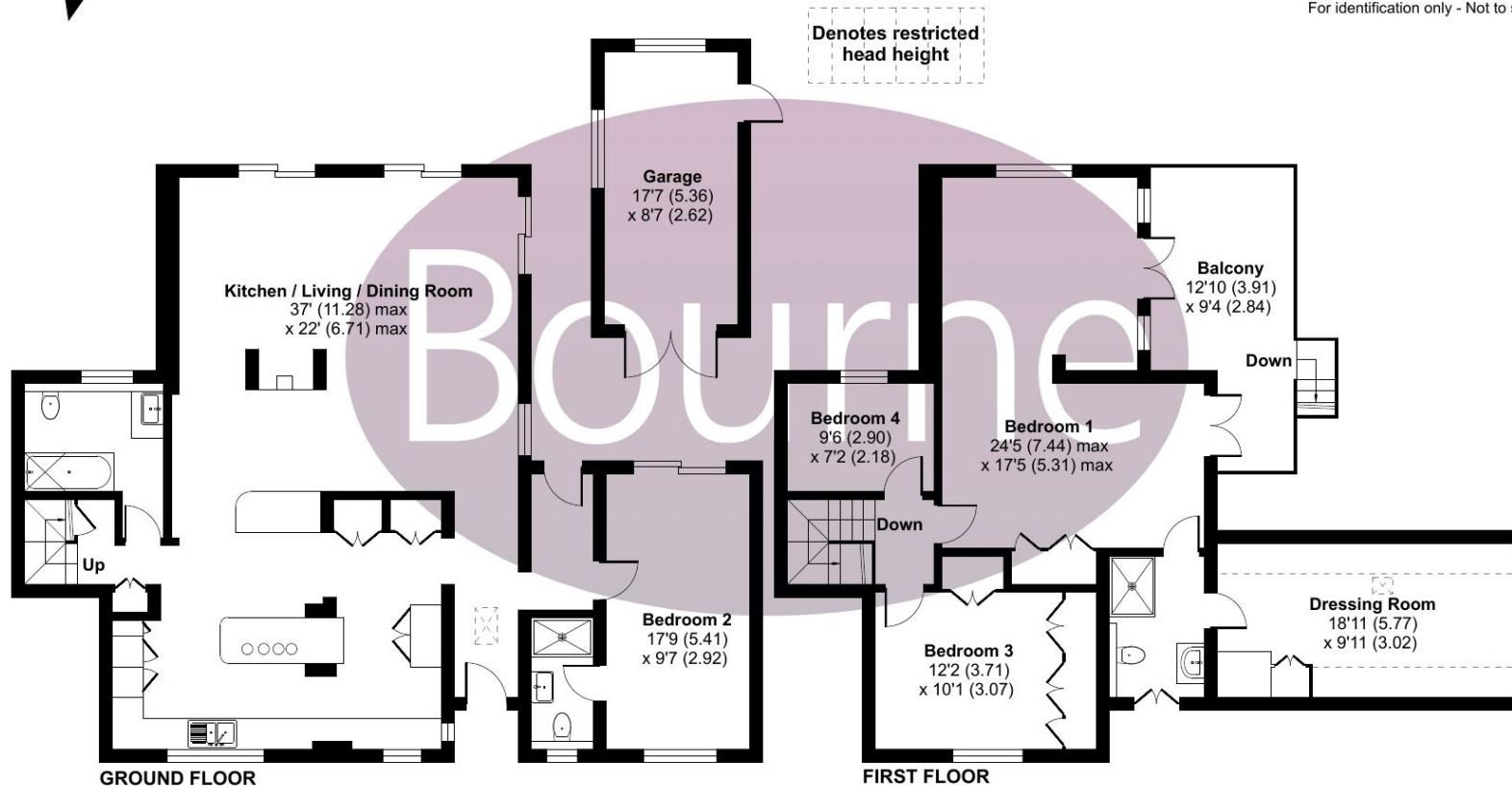
Smarts Heath Road, Woking, GU22

Approximate Area = 2266 sq ft / 210.5 sq m (includes garage)

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 2328 sq ft / 216.2 sq m

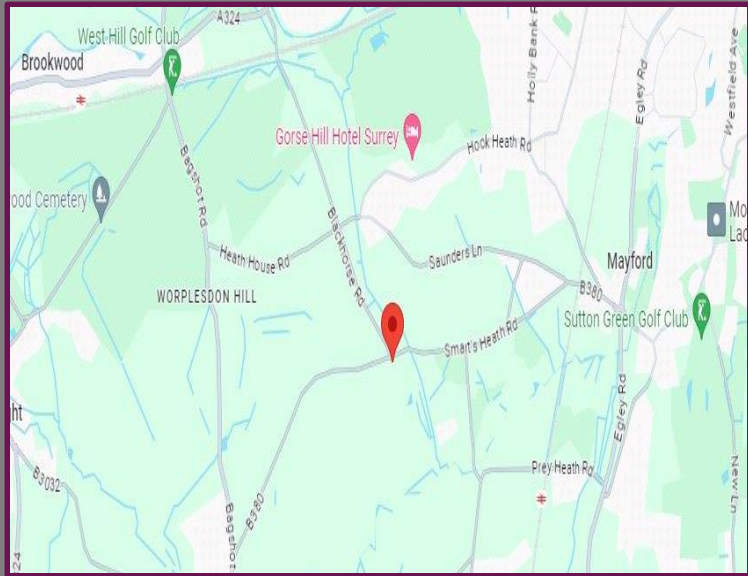
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1106007

Location

Mayford lies to the south of Woking. The area is generally rural and open in character. The majority of the area is designated 'Green Belt'. There are large swathes of common land to the North (Horsell Common) and to the South (Whitmoor Common) and within 5 miles are the Surrey Hills all ideal for a host of outdoor activities.



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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