



# 1 Hale End

Woking, Surrey










**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# A detached six bedroom family home located in a peaceful cul de sac in a sought-after Surrey setting

A substantial double-fronted property providing modern amenities, quality fixtures and fittings including contemporary sanitaryware and elegant décor throughout. It is located in Hook Heath, a residential area near to town centre and village amenities, the road network and a station with journey times to London Waterloo from 26 minutes.

 <b>4 RECEPTION ROOMS</b>	 <b>6 BEDROOMS</b>	 <b>4 BATHROOMS 1 CLOAKROOM</b>
 <b>DOUBLE GARAGE</b>	 <b>GARDEN</b>	 <b>FREEHOLD</b>
 <b>EDGE OF TOWN</b>	 <b>3,128 SQ FT</b>	 <b>GUIDE PRICE £1,850,000</b>

## The property

1 Hale End is a modern double-fronted family home offering 3,128 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide a practical and cohesive living and entertaining environment, it provides modern amenities, quality fixtures and fittings including contemporary sanitaryware and elegant neutral décor throughout. Featuring wooden flooring in the main reception rooms, the ground floor accommodation flows from a welcoming reception hall with feature tiled flooring, useful storage and a cloakroom. It briefly provides a well-proportioned front aspect study and a large drawing room with a front aspect bay window, fireplace with woodburner and bi-fold doors to the rear terrace. Double doors open to a generous triple aspect dining room with a rear aspect bay window, also accessible from the hallway. The spacious rear aspect kitchen/breakfast room has neutrally-tiled flooring, a range of wooden wall and base units, a breakfast/dining bar, complementary worktops and splashbacks, modern integrated appliances and doors to a fitted utility room with

garden access and to a dual aspect family room with a modern freestanding woodburner and bi-fold doors to the rear terrace.

An oak staircase rises from the reception hall to the upper floors. The first floor houses four double bedrooms and a family bathroom with bath and separate shower. The principal bedroom has a rear aspect bay window, built-in storage, a fitted dressing room and a vaulted en suite bathroom with freestanding bath, separate shower, a fitted vanity area, eaves storage and Velux glazing. The three further bedrooms all have fitted storage, one also benefitting from an en suite shower room. The property's two remaining part-vaulted bedrooms, both with eaves storage, and a further vaulted family bathroom with freestanding bath can be found on the second floor.















## Outside

The property is approached through twin brick pillars and electric double gates over a block-paved forecourt. Flanked by an area of lawn and mature planting, it provides private parking and gives access to the detached double garage. The well-maintained south-facing rear garden is laid mainly to lawn bordered by well-stocked shrub beds and hedging. It features numerous seating areas, a shed, workshop, a pedestrian gate to a lightly-wooded area and a large paved terrace part-covered by a gazebo, ideal for entertaining and al fresco dining.

## Location

Woking town centre offers extensive shopping, supermarkets including Waitrose, a community hospital, cinema, theatre, restaurants, pubs, leisure centres and schooling. Worplesdon village has local shopping, a church, hotel and primary school. More extensive amenities can be found in nearby Chobham, Guildford and Lightwater. Local sporting facilities include Hook Heath Tennis Club, golf clubs, flying at Fairoaks, shooting at Bisley, riding at Merrist Wood and Parkwood, and walking and cycling in the

immediate surroundings. Transportation links are excellent: Worplesdon station (1.7 miles) offers regular trains to London Waterloo, and the A3 connects to the south coast and the motorway network, giving access to London and its airports.

The area offers a wide range of state primary and secondary schooling including St Hugh of Lincoln Catholic Primary and Hoe Valley Schools (both rated Outstanding by Ofsted), together with independent schools including Halstead St Andrew's, Hoe Bridge and Greenfield.



## Distances

- Woking 1.9 miles
- Worplesdon 3.6 miles
- Chobham 4.7 miles
- A3 (Portsmouth Road) 4.7 miles
- Guildford 5.2 miles
- Lightwater 6.9 miles

## Nearby Stations

- Worplesdon
- Woking

## Key Locations

- Whitmoor Common
- Sutton Park
- Horsell Common
- Clandon Park
- Hatchlands Park

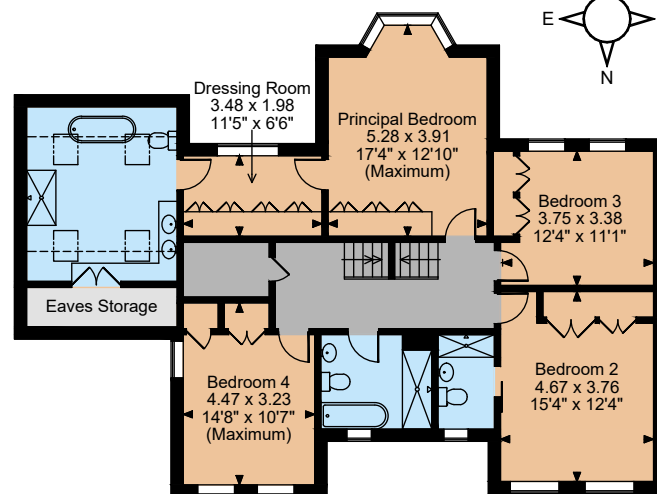
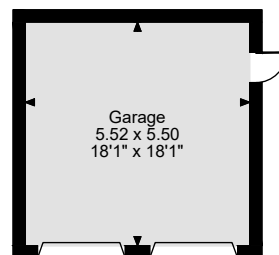
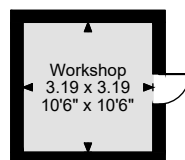
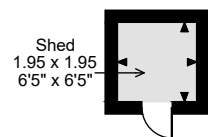
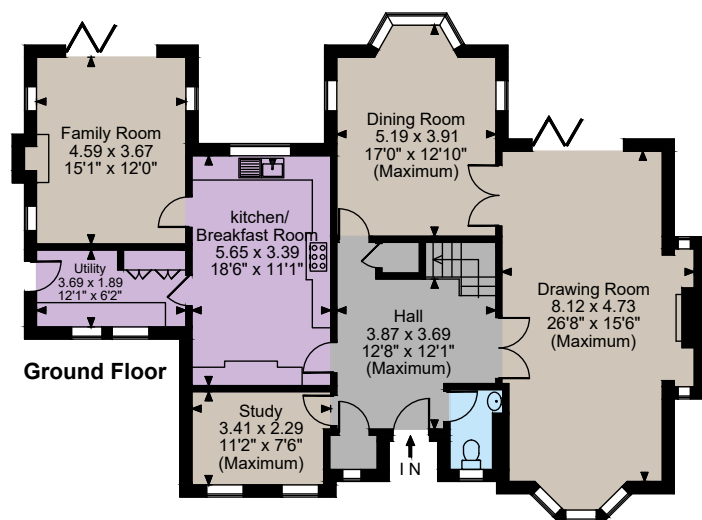
## Nearby Schools

- Hoe Bridge
- Greenfield
- Westfield
- St.Andrew's
- Halstead
- The Royal Grammar School
- Hoe Valley
- Guildford High
- Tormead

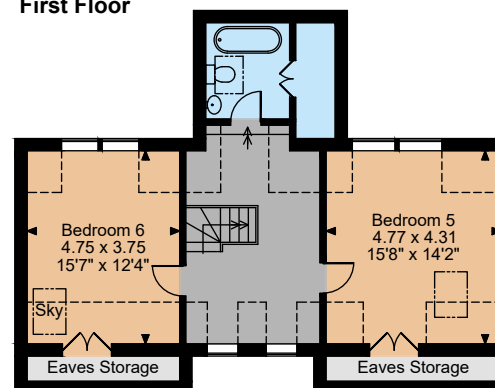








First Floor



Second Floor

## Floorplans

Main House internal area 3,128 sq ft (291 sq m)  
Garage internal area 327 sq ft (30 sq m)  
Workshop & Shed internal area 151 sq ft (14 sq m)  
Total internal area 3,606 sq ft (335 sq m)  
For identification purposes only.

## Directions

GU22 0LH

what3words: ///hits.photos.soda

## General

Local Authority: Woking Borough Council  
Tel: 01483 755855.

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: C

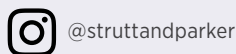
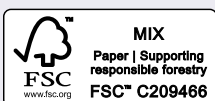
## Guildford

215-217 High Street, Guildford, GU1 3BJ

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