



Fernhill Lane, Hook Heath, GU22
Woking

£1,600,000

Bedrooms: 6

Bathrooms: 3

Receptions: 6

Occupying a wonderful elevated position on one of Hook Heath's most sought-after no-through roads, this quite exceptional six bedroom, three bathroom family home offers beautifully balanced and versatile accommodation approaching 3,500 square feet, with outstanding far-reaching views across the Surrey Hills and North Downs.

South-facing and privately positioned, the property enjoys remarkable natural light throughout and views that truly must be seen to be appreciated. Free-flowing living space across both floors has been thoughtfully designed to suit every member of the family - with a master suite measuring 40m², two dedicated studies ideal for home working, and versatile reception rooms perfect for hosting grandparents, teenagers and everything in between. The bespoke Italian kitchen with Silestone worktops is a particular highlight, and the ground floor flows seamlessly to the outside.

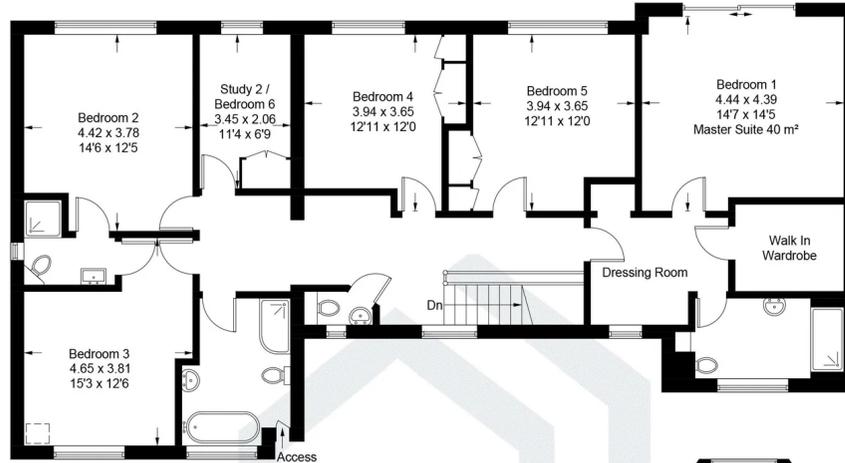
Resting almost centrally on a generous plot, the property offers ample parking to the fore whilst to the rear, the mature sunny garden provides a stunning vantage point from which to take in those incredible views. Beautifully landscaped with Magnolia, Cherry, Acer and Larch, and regularly visited by owls and red kites, the garden offers both tranquillity and wonderful flexibility - with room for outdoor play, entertaining and scope to extend in several directions if required.



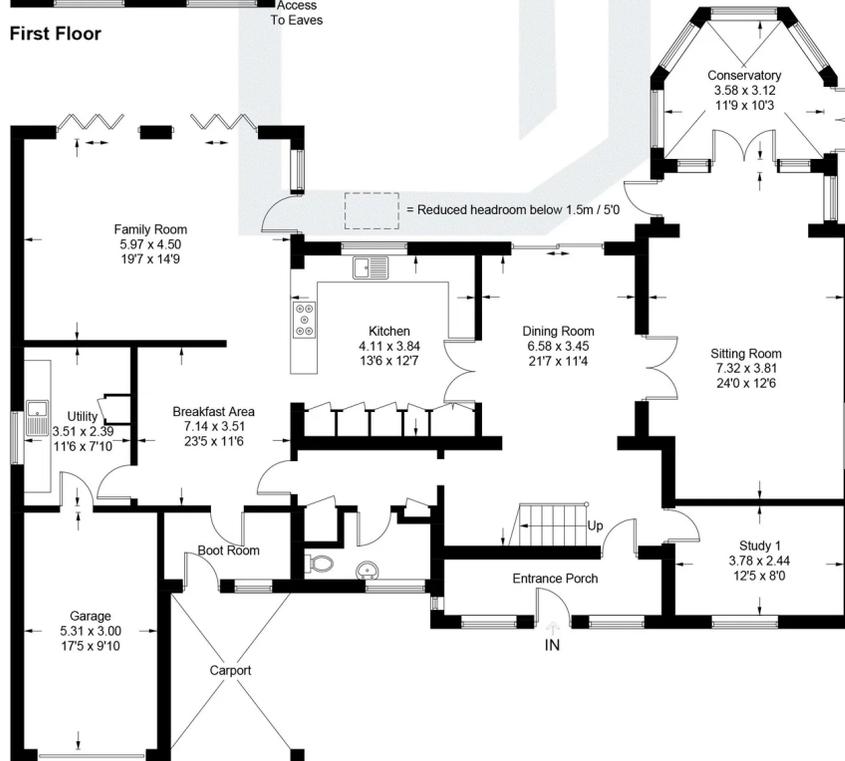


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Approximate Gross Internal Area = 330.2 sq m / 3554 sq ft
(Including Garage / Excluding Carport)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285998)

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The road itself has a wonderfully community feel, with street parties and seasonal celebrations a regular occurrence. The current owners have been here for 20 years, with the previous owners staying for over 30 - a true reflection of just how special this home and setting really are.

Hook Heath sits on the Guildford side of Woking and is one of the town's premier settings. A short stroll from the house is Hook Heath Tennis and Croquet Club and Woking Golf Club, whilst miles of open countryside - some accessible directly on foot make for excellent walking and cycling. St John's village with its playground, shops, cafés and canal is within easy reach, as are Pilates at Mayford Centre, David Lloyd gym and spa and the Light Box art gallery.

Woking town centre, the subject of significant recent investment, offers a busy and contemporary array of bars, cafés, restaurants and shops - including the Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. The beautiful county town of Guildford, with its historic cobbled high street and eclectic mix of shops and restaurants, is just a short drive in the other direction.

For commuters, Woking's mainline station is regarded as one of the finest in the South East, with services into London Waterloo in approximately 23 minutes - and it is within easy reach of the house.



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