

LOWBURN LEIGH

WOKING • SURREY

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HOOK HEATH ROAD, WOKING, SURREY, GU22 0QF

Sitting discreetly back from a tree-lined road in one of Hook Heath's most favoured locations, Lowburn Leigh is encompassed by idyllic gardens to the both the front and rear.

Impeccably extended and opened up to create a superbly flowing layout, Lowburn Leigh sits nestled away within the privacy and tranquillity of enviably sized gardens. Subtly hidden out of view from passers-by behind the considerable lawn and classical landscaping of its idyllic frontage, it is perfectly placed for the fairways of Woking Golf Club.

Once inside you'll discover a cleverly enhanced ground floor superbly designed to give delineation from the exceptional living spaces and a bedroom wing. With tastefully chosen aesthetics that pair soft muted tones with the rich warming balance of engineered oak floors, a large central entrance hall hints at of the sense of style and space that features throughout. Its generous dimensions unfold onto a spacious double aspect lounge/dining room that's delicately filled with natural light via bi-fold doors and a floor to ceiling picture window. The greenery of the gardens lends a wonderful backdrop to both the front and rear, whilst a contemporary fireplace sits within the clean lines of an accent chimney breast. The bi-fold doors engender an easy flowing extension of the room allowing daily life to filter out onto the extensive south-facing patio and the inspired design creates defined zones for a traditional seating and formal dining areas as well as a snug.

A wide archway connects this hugely sociable space to the adjoining kitchen where further bi-fold doors tempt you outside for al fresco dining. Supremely well appointed, its streamlined cashmere cabinets are paired with sleek pull handles and topped with brown quartz that complements a feature wood panelled wall and polished tiled floor. Eye-level Bosch ovens are integrated within a bank of tall cabinets that supply a wealth of hidden storage, while a trio of hanging pendants illuminates a stylish central island with a fabulous L-shaped bar stool overhang. A fitted utility room extends out behind the kitchen hidden from view.



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ACCOMMODATION & SPECIFICATION

Versatile to your own needs and a great place to work from home, a separate study sits off the central entrance hall with calming garden vistas.

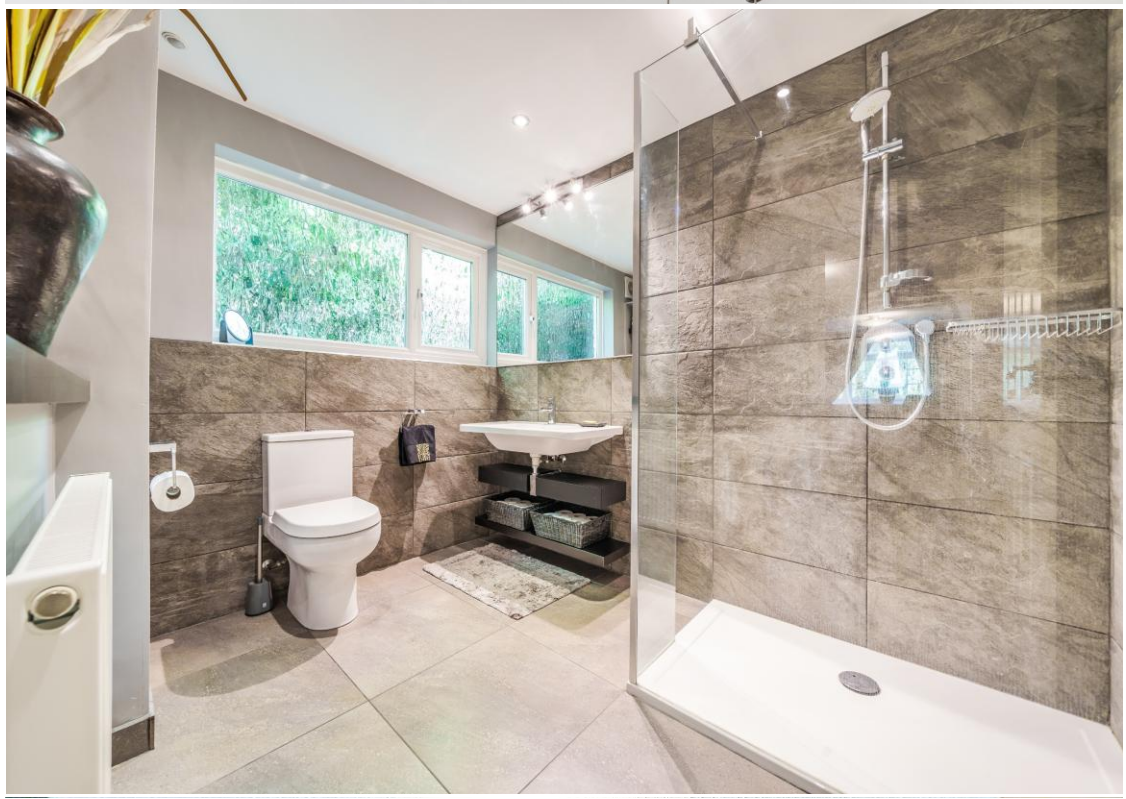
Generating a peaceful retreat away from the hubbub of the main living areas, a ground floor bedroom wing with plush feature patterns echoes the exemplary levels of presentation and adds to the cohesive feel of this Hook Heath home. An excellent principal bedroom has a deluxe fitted dressing room and en suite shower room and an equally notable second double bedroom has fitted corner wardrobes and an enviable en suite bathroom with access to hidden under-stairs storage. A separate family shower room completes this expansive ground floor, while upstairs a beautifully lit hallway opens onto an additional three double bedrooms and a bathroom, supplying an ideal degree of modern day family accommodation.









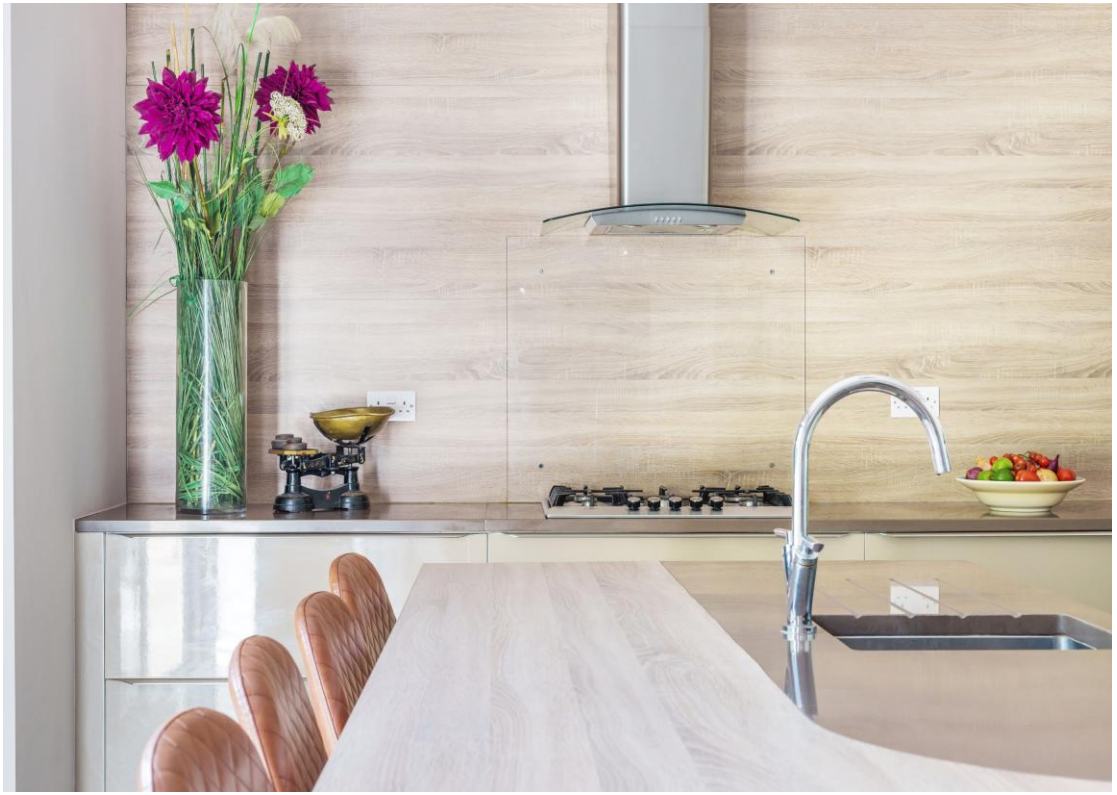









Sapiens





Giving you every excuse to take time out from your day to relax and unwind, the gardens of Lowburn Leigh stretch out to both the front and rear lending a lovely backdrop to the rooms within. Utterly enchanting, an idyllic landscaped terrace sits beneath the boughs of statuesque trees in the front garden giving a sheltered spot to sit with a morning coffee or the weekend papers. Framed by trees and high conifer hedging the lawn is impeccably maintained and gives great distance from the driveway and road. Steps rise gently to the side leading past an exceptional array of mature shrubs that add further privacy while the wide driveway and double garaging supply plenty of off-road parking.

To the rear, the bi-fold doors of the ground floor seamlessly connect you with an elegantly landscaped patio perfectly sized for al fresco entertaining and afternoon siestas. South-facing, secluded and with a Mediterranean-feel, its notable dimensions include a steel framed canopied arbour that provides a heavenly spot to sit and escape from the noise of the day. A prodigious lawn adds to the tranquillity and gives children a chance to play bordered by evergreen hedging while a large timber summerhouse sits in the far corner in dappled shade of the landscape's neighbouring trees

LOCATION

The property is situated just outside Worplesdon, about 5 miles to the north of Guildford, and is conveniently located for access to both Guildford and Woking which have mainline stations, with frequent services to Waterloo in about 38 and 26 minutes respectively. Brookwood Station is approximately 1.5 miles away with further services to Waterloo in about 40 minutes. Guildford and Woking have a wide range of shopping, social, educational and recreational amenities and the A3 at Guildford provides access to London, the south coast and via the M25 to Heathrow and Gatwick airports. There are several golf courses in the area and countryside walks nearby.



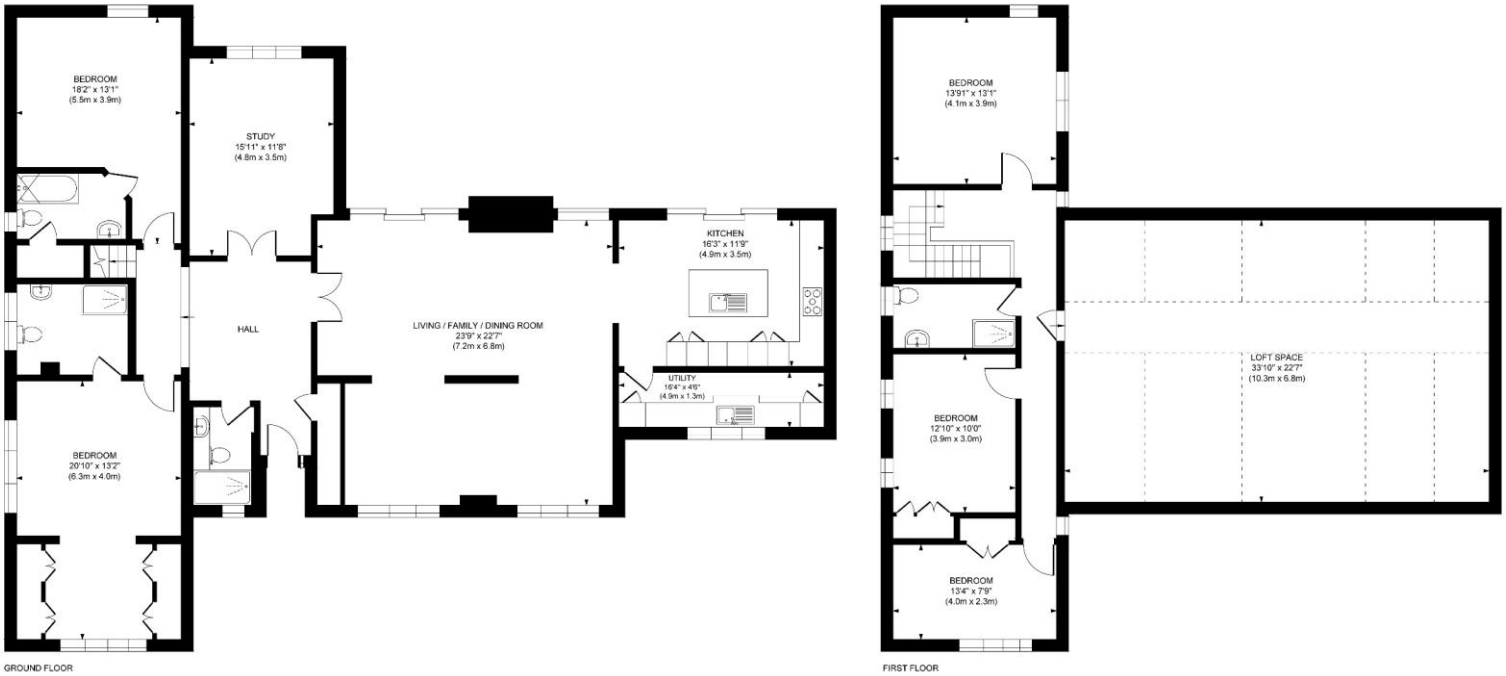








Approximate Gross Internal Area
3312 sq. ft / 307.70 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Seymours

The Property Ombudsman

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