



WESTDEEN MANOR

MOUNT ROAD • HOOK HEATH

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MOUNT ROAD, HOOK HEATH, SURREY, GU22 0PY

Bespoke luxury 7 bedroom, 8 bathroom residence, approaching 7,200 Sq Ft, in the exclusive sort after area of Hook Heath. Designed by an award-winning architect, with an enviable level of privacy and tranquillity.

Westdeen Manor is approached over a stunning Indian Limestone Cobble Setts driveway, lined with 2-meter Portuguese Laurels, to electrically operated (video entry system) gates - opening into a large courtyard, laid with Flamingo Quartz Chips, imported from the Greek Islands. The property offers breathtaking vistas of the Surrey landscape, designed to an exemplary specification to be both tastefully luxurious and sophisticated, its prodigious layout opens onto due south facing gardens and includes a gym/games room, steam shower bathroom, cinema room, wine cellar, a trio of magnificent reception rooms and beautifully styled bedroom suites.

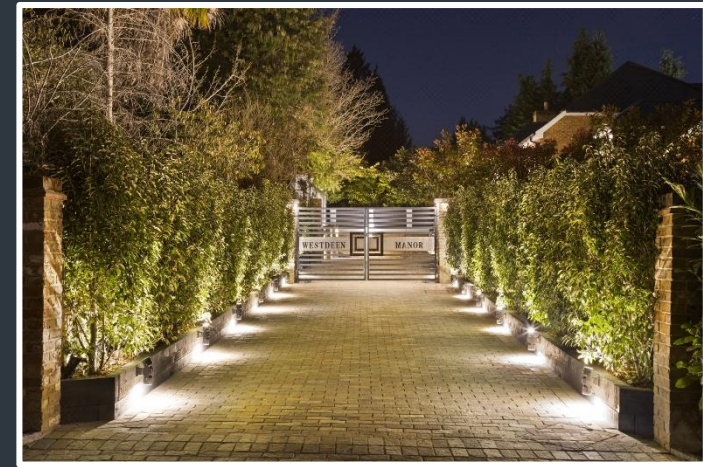
Effortlessly balancing an elegantly understated aesthetic with luxurious detailing and future-proofed state of the art technology, Westdeen Manor proffers a commendable example of British architecture at its very best. From the clean minimalist lines of a magnificent kitchen/reception room that sits in harmony with the gardens to the refined yellow brickwork of a handsome double fronted facade there is an undeniable sense of grandeur and prestige.

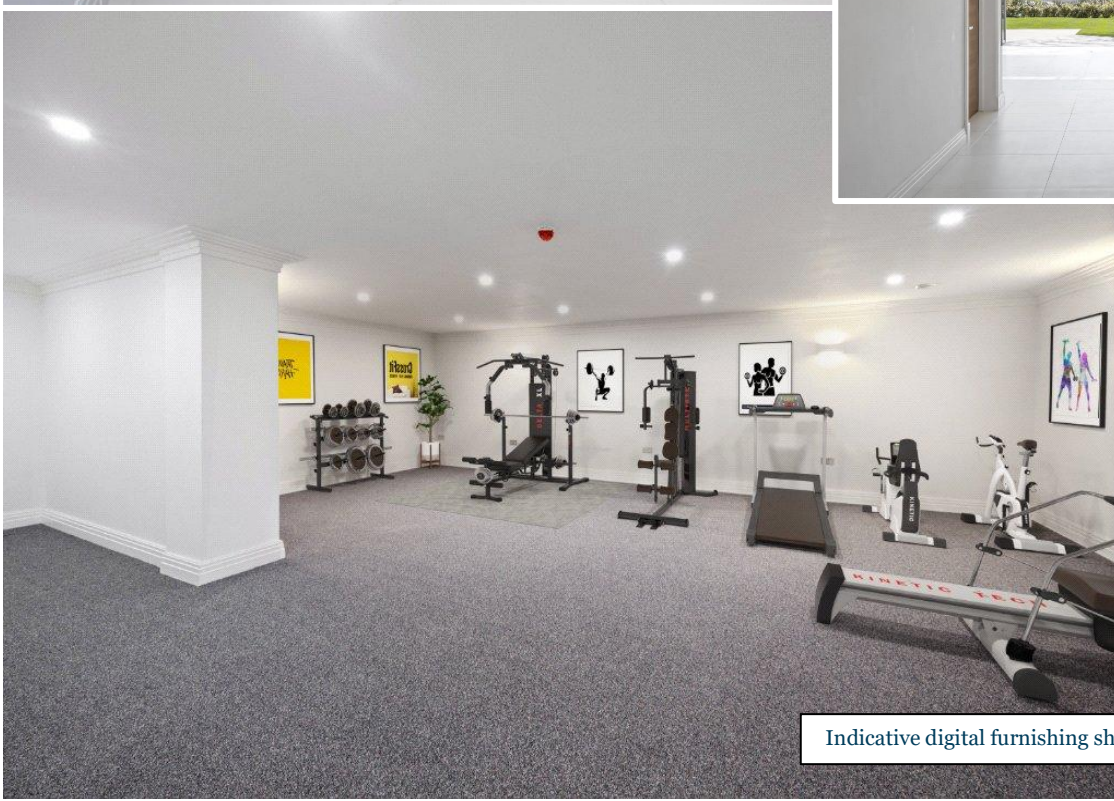
Throughout this brand new family home contemporary design features have been incorporated seamlessly with creativity and imagination. Remote controlled underfloor heating, air conditioning, two Megaflow systems, a fully pressurised water system, heat recovery, Wi-Fi and media distribution throughout, Rako lighting and video entry screens on all floors are just a handful of the many additions that run through the property in a functional yet subtle manner.

Discreetly positioned, this exceptional property has been impeccably designed by a renowned award winning architect and built to bespoke specifications. Composed to immediately fill your gaze with vistas of the garden and Surrey Hills, the fluidity of the ground floor flows seamlessly from a magnificent entrance hall into an outstanding reception room/kitchen. The modern clean aesthetic lends a palpable sense of calm and cohesion, giving you room to breathe, relax and unwind. All south facing windows have internally glazed blinds.

An expansive wall of bi-fold doors allows the spacious dimensions to flow freely out onto the landscaped terracing, letting the gardens become an extension of the space while a perfectly placed roof lantern bathes the room in sunlight. Supremely well-appointed to offer every convenience, the large kitchen area is fully fitted with handleless cabinetry topped with the decadently dark granite. First class integrated appliances include an array of four Miele combi ovens, two dishwashers, a Bora hob with self-extraction and a wine fridge. A wonderfully large central island with wrap-around glass topped bar stool seating gives delineation to the open plan layout and true cooks will appreciate the inclusion of a larder. The Quooker tap, filtered water, waste disposal and water softener are finer details that demonstrate an understanding of modern family life, and whilst a utility room ensures laundry is hidden from view it also gives easy access to the integral double garaging and plant room.

An adjacent triple aspect sitting room with a working focal point fireplace has an open library and further bi-fold doors to the terracing, while a separate formal dining room is on hand for more intimate evenings spent entertaining friends. Adaptable to your needs as a playroom or snug, a generous study would be a peaceful retreat in which to work from home.





Indicative digital furnishing shown in games room and cinema



ACCOMMODATION & SPECIFICATION

When it comes to spending quality time together, the lower ground floor is somewhere that all ages will naturally gravitate towards. An extensive gym/games room has a deluxe steam shower bathroom, and a superb cinema room opens into a wine cellar/bar, keeping glasses topped up without the need to venture upstairs.

The warming balance of an open tread solid oak staircase entices you to explore the upper two storeys where the considered detailing is echoed throughout. Two rooms vie for the title of principal bedroom, both conjuring hugely soothing sanctuaries from the hubbub of any given day. Sitting peacefully away from the main accommodation, a sublime suite on the top floor with a deluxe en suite and walk-in wardrobe reaches out beneath a high vaulted ceiling. Its feature wall of rich timber panelling sits directly across from dormer windows allowing you to soak up the breathtaking views from the comfort of your own bed. Below, on the first floor a second bedroom has an admirably large walk-in wardrobe/dressing room and a sublime en suite with both a contemporary stone bathtub, glass framed monsoon shower and waterfall taps.

Three double bedrooms are equally impressive with en suites of their own and a further two combine with a duo of exquisite bath/shower rooms to produce an ideal level of flexibility and luxury for both a growing household and guests.









OUTSIDE

Carefully landscaped to let the panorama of the Surrey landscape lend a majestic backdrop, the south facing gardens of Westdeen Manor evoke a cherished measure of seclusion and tranquillity. The bi-fold doors of the kitchen/reception room and sitting room pull back to give a seamless interplay with the extensive terracing, letting daily life filter outside at every opportunity. Services for the addition of an outside kitchen are in place and perfectly positioned.

Ideally sized for al fresco dining on a grand scale it adjoins a manicured lawn with the centrepiece of a statuesque tree. Raised borders to one side add height and texture while a row of low level Elaeagnus at the rear lets your gaze wander to the landscape beyond without interruption.

At the front of the property bespoke remote controlled electric gates sweep open to reveal a large, beautifully lit courtyard and driveway laid with Flamingo Quartz Chips, giving the perfect vantage point to admire the elegant architecture of a double fronted facade. The anthracite grey framing of copious glazing lends a contemporary twist to the graceful yellow brickwork of the house while the grandeur of stone columns sit to either side of a canopied doorway.

Together with the gated driveway, integral double garaging supplies secure off-road parking to numerous vehicles. High fenced topped walls and remote controlled video screens, security cameras and burglar alarm all combine to enhance the level of privacy and security further still.

LOCATION

Conveniently situated between Woking and Guildford, Hook Heath is regarded as one of the most sought after locations to live in Surrey.

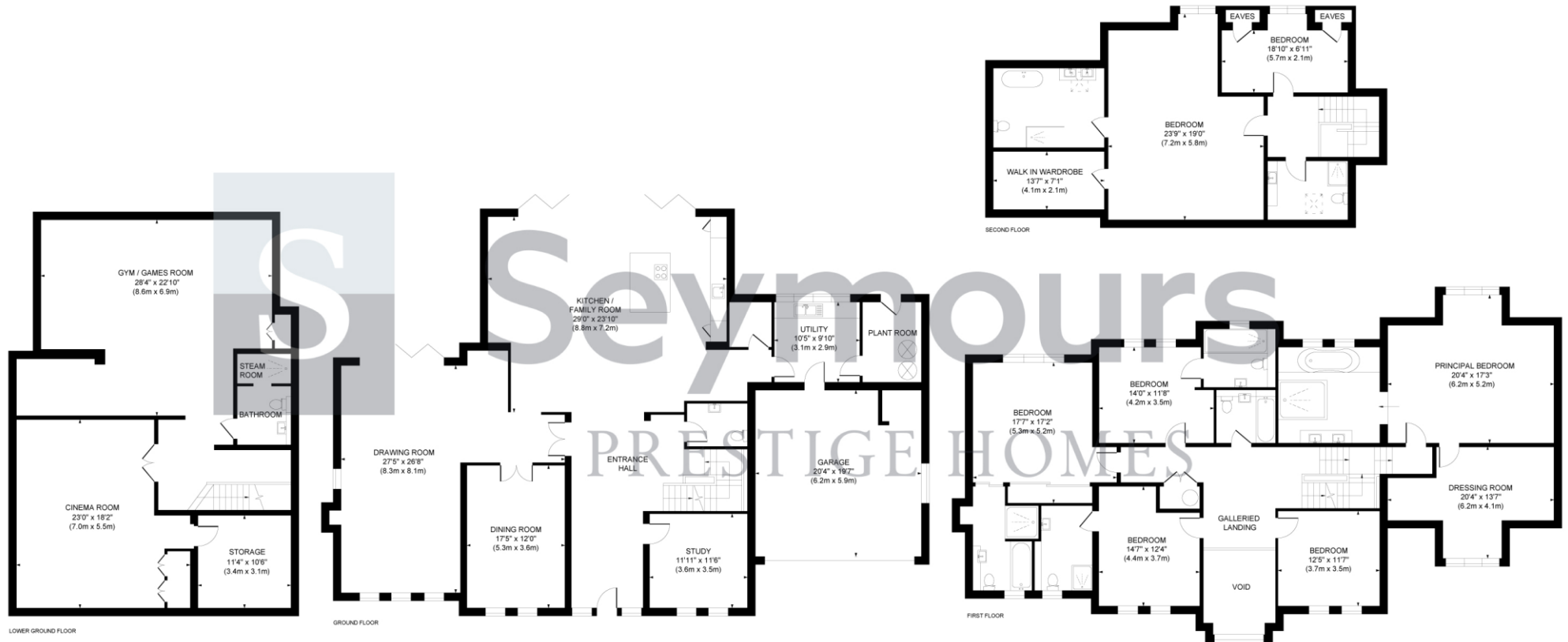
Offering a wealth of country pursuits close by with an array of private clubs, such as tennis or golf on your doorstep and exceptional commuting links especially by rail and with Woking station to London Waterloo in under twenty five minutes.

There are also a number of excellent schools, both state and private within reach.





Approximate Gross Internal Area
7174 sq. ft / 666.49 sq. m





Seymours

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