



WHITE COTTAGE

NEW ENGLAND HILL • WEST END

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NEW ENGLAND HILL, WEST END, WOKING, SURREY, GU24 9PY

Set along one of West End's most sought-after roads, approximately 620m from the gates of Gordons School, White Cottage is a home of rare balance — combining character, scale and an exceptional setting, all within a plot that feels both private and connected to the surrounding countryside.

Approached via a sweeping gravel driveway, the house presents beautifully, with its classic façade and mature planting creating a sense of arrival that is both understated and quietly impressive. There is an immediate feeling of space, not just within the house, but around it — something that becomes a defining feature throughout.

Internally, the accommodation extends to over 5,500 sq ft in total, and has been arranged with a clear understanding of how a home should function day-to-day, whilst still offering the flexibility and presence expected at this level.

The main living areas are generous and well-proportioned, each space naturally flowing into the next whilst still retaining its own identity. A beautifully presented sitting room sits to the front, offering a more formal setting, while to the rear the house opens up into a series of interconnected spaces designed for modern family living.

At the heart of the home is the kitchen / breakfast room, a space that is both practical and sociable in equal measure. Centred around a substantial island, it provides an ideal focal point for everyday life, with ample cabinetry, integrated appliances and space to gather. From here, the layout opens into a family room and further into a striking garden room, where vaulted ceilings and extensive glazing draw the outside in and create a seamless connection to the garden beyond.

This is a house that adapts effortlessly — equally suited to busy family mornings, quiet evenings, or entertaining on a larger scale.

A separate dining room offers a more formal space when required, while a utility room and boot room ensure the practical elements of day-to-day life are carefully managed without interrupting the flow of the main living areas.

The bedroom accommodation is arranged across the upper floors, providing both space and flexibility. The principal suite is particularly impressive, offering a large bedroom with a dedicated dressing area and en-suite, alongside elevated views across the gardens and beyond. Several of the bedrooms benefit from access to a balcony, creating a wonderful vantage point over the grounds and adding a sense of retreat rarely found.

Further bedrooms are well-sized and thoughtfully arranged, supported by additional bathrooms and adaptable spaces that can be used as guest accommodation, a gym, or additional living areas depending on requirements.

The house continues to reveal its versatility beyond the main accommodation. A wine cellar provides a distinctive and characterful addition, while additional rooms offer flexibility for hobbies, storage or lifestyle use.







One of the defining features of White Cottage is the extent to which the external space has been curated to enhance day-to-day living.

The gardens are beautifully landscaped, with a series of terraces, lawns and seating areas that create a sense of progression as you move through them. A covered outdoor entertaining area, complete with bar and seating, forms a natural hub for gatherings, while the addition of a hot tub, sauna and gym introduces a level of lifestyle rarely found in homes of this style.

A charming summer house sits within the grounds, offering a quiet place to retreat, work or simply enjoy the surroundings. Beyond the formal gardens, the outlook opens out across greenery and countryside, giving the property a sense of space and tranquillity that is increasingly difficult to find.

In addition to the main house, there is a substantial garage and outbuilding space approaching 1,000 sq ft, providing excellent storage, workshop potential or scope for further adaptation, subject to the usual consents.

The overall plot, combined with the arrangement of buildings, ensures the property works as well practically as it does aesthetically.









LOCATION

New England Hill is widely regarded as one of the area's premier addresses, offering a rare combination of privacy, character homes and immediate access to surrounding countryside.

West End itself remains one of Surrey's most desirable villages, with a strong sense of community, well-regarded local amenities and excellent schooling options nearby, including the highly regarded Gordon's School.

The surrounding heathland and woodland provide outstanding opportunities for walking, cycling and outdoor pursuits. For commuters, Woking and Guildford offer fast and frequent rail services into London Waterloo, while the A3, M3 and M25 provide convenient road access.

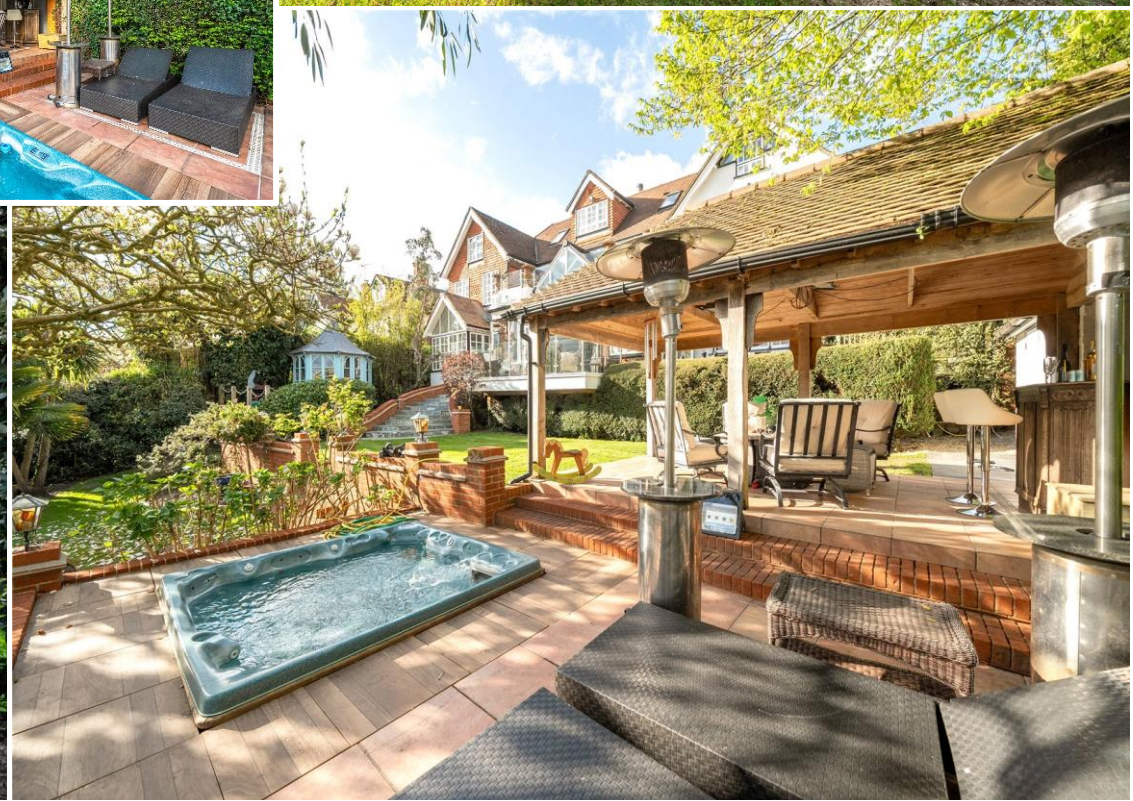
The area is particularly well regarded for its excellent choice of both state and independent schooling, making it an attractive location for families looking to settle long term.

As previously mentioned, Gordon's School in West End just 620m away is a notable standout, widely respected for its academic performance and strong co-curricular offering

There are also a number of well-regarded state schools nearby, including those in Woking and the surrounding villages, catering for all age groups.

For those considering private education, the area is exceptionally well served. Within easy reach are a number of highly regarded schools including Hall Grove, St George's College, Weybridge, Sir William Perkins's School, and The Marist School, along with further options in Guildford such as Royal Grammar School and Guildford High School.

This breadth of choice, across both sectors, is one of the key reasons the area continues to be so sought after by families.





New England Hill, West End, Woking, GU24

Approximate Area = 4097 sq ft / 380.6 sq m

Limited Use Area(s) = 283 sq ft / 26.2 sq m

Garage = 954 sq ft / 88.6 sq m

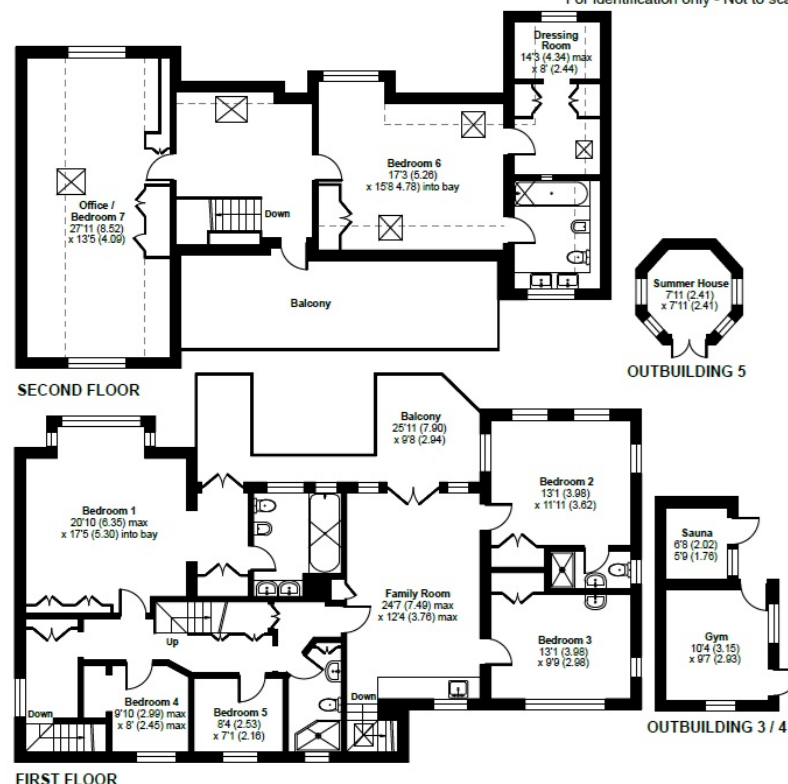
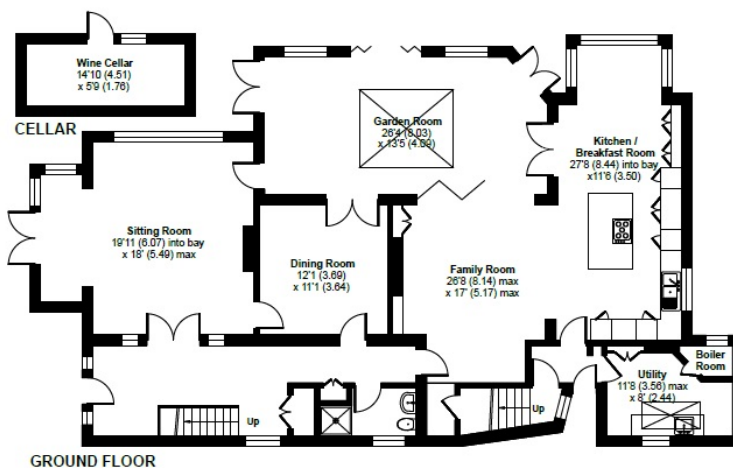
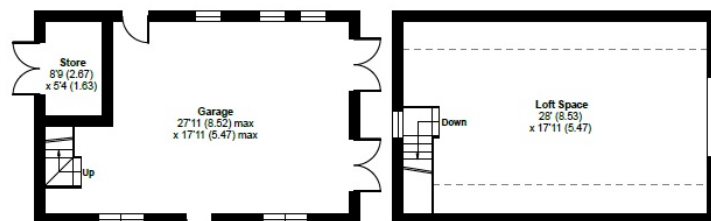
Outbuildings = 238 sq ft / 22.1 sq m

Total = 5572 sq ft / 517.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1431200



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