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# HOOK HILL FARM

WOKING • SURREY

## HOOK HILL FARM HOOKHILL LANE, WOKING, SURREY, GU22 0PT

Unfolding over a magnificent 4532sq ft, Hook Hill Farm offers a beautiful pared-back aesthetic that effortlessly conjures a sublime yet understated sense of luxury.

Nestled in the peacefulness of a picturesque location with idyllic views of its capacious gardens and the surrounding countryside, the fluidity of a three storey layout has been arranged with modern family living utmost in mind. A spacious triple aspect sitting room and magnificent kitchen/dining/family room each connect with tastefully landscaped terracing, while five double bedrooms, a duo of en suites and deluxe bath/shower rooms are ideal for both family and guests. Integral double garaging and gated driveway parking enhance the lifestyle on offer further still and the pastoral setting engenders a rural feel whilst being merely moments from the hubbub of central Woking.

### Step Inside

Set within the leafy environs of Hook Hill Lane, a refined double fronted facade of red brick facade with tile-hung elevations and statuesque chimney stack generates all the charm and character Hook Hill Farm's name suggests. Solar panels hidden discreetly to the rear offer energy efficiency without encroaching on the design while behind a stately canopied entrance the elegant simplicity of a cool white palette engenders a sense of calm and cohesion to rooms filled with garden vistas and sunlight.

A central entrance hall gives a formal yet homely introduction with natural light cascading down from above. Blending seamlessly in, twin sets of double doors open to reveal admirably curated triple aspect reception rooms that are equally perfect for day to day family life and entertaining on a grand scale.

With the warming balance of a richly toned wood floor running underfoot, an exemplary sitting room stretches down to bi-fold doors that allow views of the neighbouring fields to be carried through and the gardens to become an extension of the home. Ensnared by the wealth of greenery outside, the notable proportions have the centre piece of a fireplace alcove ready for you to add a wood burner or fire if desired.

Lending a hugely free flowing feel, further double doors open to connect this exceptionally inspiring space to the adjacent wow factor of a magnificent kitchen/dining/family room, giving you the option of having one tremendous open plan layout when needed.

It's here in this impeccably arranged space that everyone will inevitably gravitate towards at any time of the day or night. Double aspect bi-fold doors make it temptingly simple for daily life to filter out onto terracing for al fresco dining and the enviably prodigious kitchen is fully fitted with beautifully crafted Shaker cabinetry, the sleek clean lines of granite countertops and first class integrated appliances.

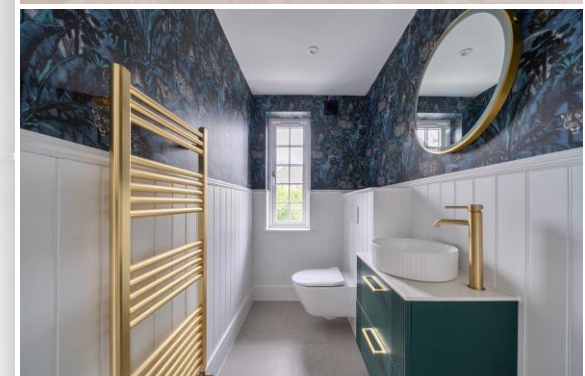
The expansive entirety and layout of this immaculate reception room is subtly delineated, united by the central kitchen where life can congregate around the bar stool seating of a brilliantly broad island with its integrated wine/drinks fridge and accent blue cabinetry that lends a discerning dash of colour.

A top floor double bedroom is perhaps somewhere that both teenagers and guests will cherish the additional measure of privacy and a place that could easily become a gym, cinema/games room or home office if preferred. Matching the tile setting of the bathroom below, a second family bathroom exemplifies the understanding of light, space and understated luxury that flows through each and every aspect of this Hook Hill Lane abode.



**20 SURREY OFFICES AND PARK LANE, MAYFAIR**  
3A-3B, COMMERCIAL WAY, WOKING, SURREY, GU21 6XR  
01483 757700  
SALES@SEYMOURS-PRESTIGEHOUSES.CO.UK  
WWW.SEYMOURS-ESTATES.CO.UK





## ACCOMMODATION & SPECIFICATION

Hidden away, a matching utility room keeps laundry appliances out of sight and provides handy easy access to both the garden and integral double garaging. A ground floor cloakroom is on hand for guests and days spent in the garden. Explore further and you'll find five pristine double bedrooms peppering the upper two stories of Hook Hill Farm. Echoing the over-arching aesthetic of the house, each one is tailored to generate the flexibility that a growing household and those who work from home need.

Unfolding from a wonderfully sized central landing the main and second bedrooms each have en suite shower rooms with ceiling mounted rainfall showerheads and contemporary matte black fittings. Double doors lead from the landing to two additional bedrooms sitting to either side of a supremely deluxe family bathroom where mosaic recesses are gently illuminated, a double ended bathtub sits beneath a trio of classic casement windows and marble tiles extend behind the glass screen of a walk-in waterfall shower.









## STEP OUTSIDE

Secluded and peaceful, the extensive rear gardens sit in perfect harmony with adjoining fields and let your gaze wonder without interruption across the idyllic scenery. Extensive lawns provide children with every opportunity to play while you sit back, relax or dine on landscaped terracing that wraps-around the house.

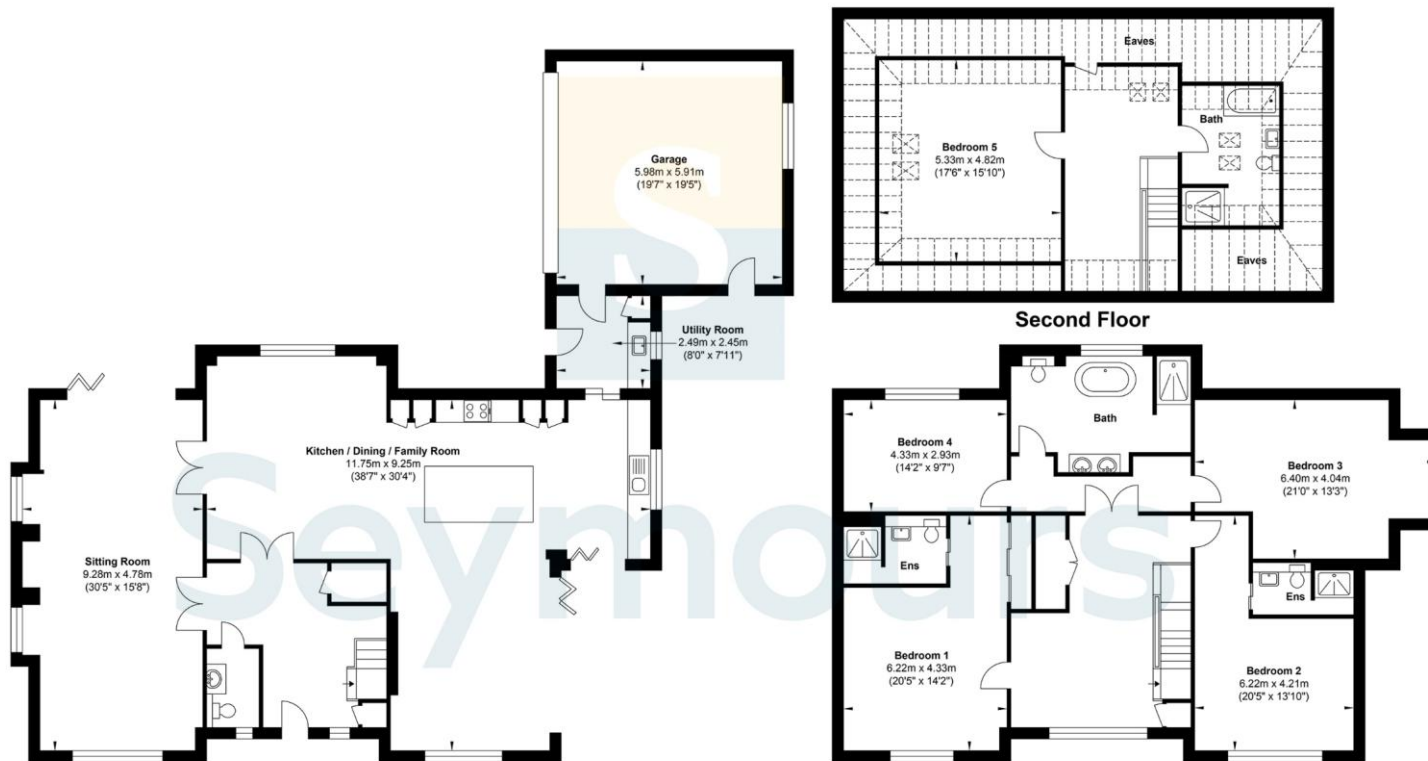
Borders of verdant greenery and rows of tall columnar conifers add texture and privacy, the timber cladding of the sides and rear of the garaging complements the countryside setting and a covered seating space within the terracing gives shelter and shade.

The attention to detail is matched by the planting and landscaping at the front of the property and secure double gates sweep open onto a private driveway that together with the integral double garaging supplies off-road parking for several vehicles.









Ground Floor

First Floor

Gross Internal Floor Area : 421.0 m2 ... 4532 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Seymours

PRESTIGE HOMES

20 Surrey offices and Park Lane, Mayfair  
3A-3B, Commercial Way, Woking, Surrey, GU21 6XR  
01483 757700  
[sales@seymours-prestighomes.co.uk](mailto:sales@seymours-prestighomes.co.uk)  
[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)

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