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KNOWL COTTAGE

WOKING • SURREY

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KNOWL HILL, WOKING, SURREY, GU22 7HL

Situated within the prestigious Hockering Estate and nestled amidst beautifully peaceful countryside surroundings, this exquisite detached period residence offers an exceptional blend of timeless elegance, generous living space and modern comfort.

Extending to approximately 3,057 sq ft, the property provides a wonderfully tranquil retreat, perfectly suited to those seeking privacy, character and refined family living.

Rich in charm and character, the home boasts beautifully proportioned accommodation throughout, including four spacious bedrooms, five versatile reception rooms and two bathrooms. The inviting interiors create a warm and welcoming atmosphere, with an abundance of natural light enhancing the sense of space and tranquillity throughout. Combining classic architectural appeal with thoughtfully integrated modern conveniences, the property effortlessly balances traditional elegance with contemporary living.

The extensive reception spaces provide superb flexibility for both formal entertaining and relaxed everyday living, while the well-designed layout offers excellent versatility for growing families or those working from home. Every aspect of the home has been designed to embrace the peaceful setting, creating a calm and secluded environment away from the demands of city life.

Outside, the property is equally impressive, surrounded by beautifully landscaped gardens that provide an idyllic backdrop throughout the seasons. A generous patio terrace offers the perfect setting for outdoor dining and entertaining, while extensive off-street parking, a double garage and a substantial outbuilding provide excellent practicality and exciting potential for additional storage, a workshop or future conversion, subject to the usual planning consents.

Set within one of the area's most sought-after private estates, this remarkable home presents a rare opportunity to acquire a distinguished countryside residence offering space, privacy and enduring charm in an exceptionally desirable setting.



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ACCOMMODATION & SPECIFICATION

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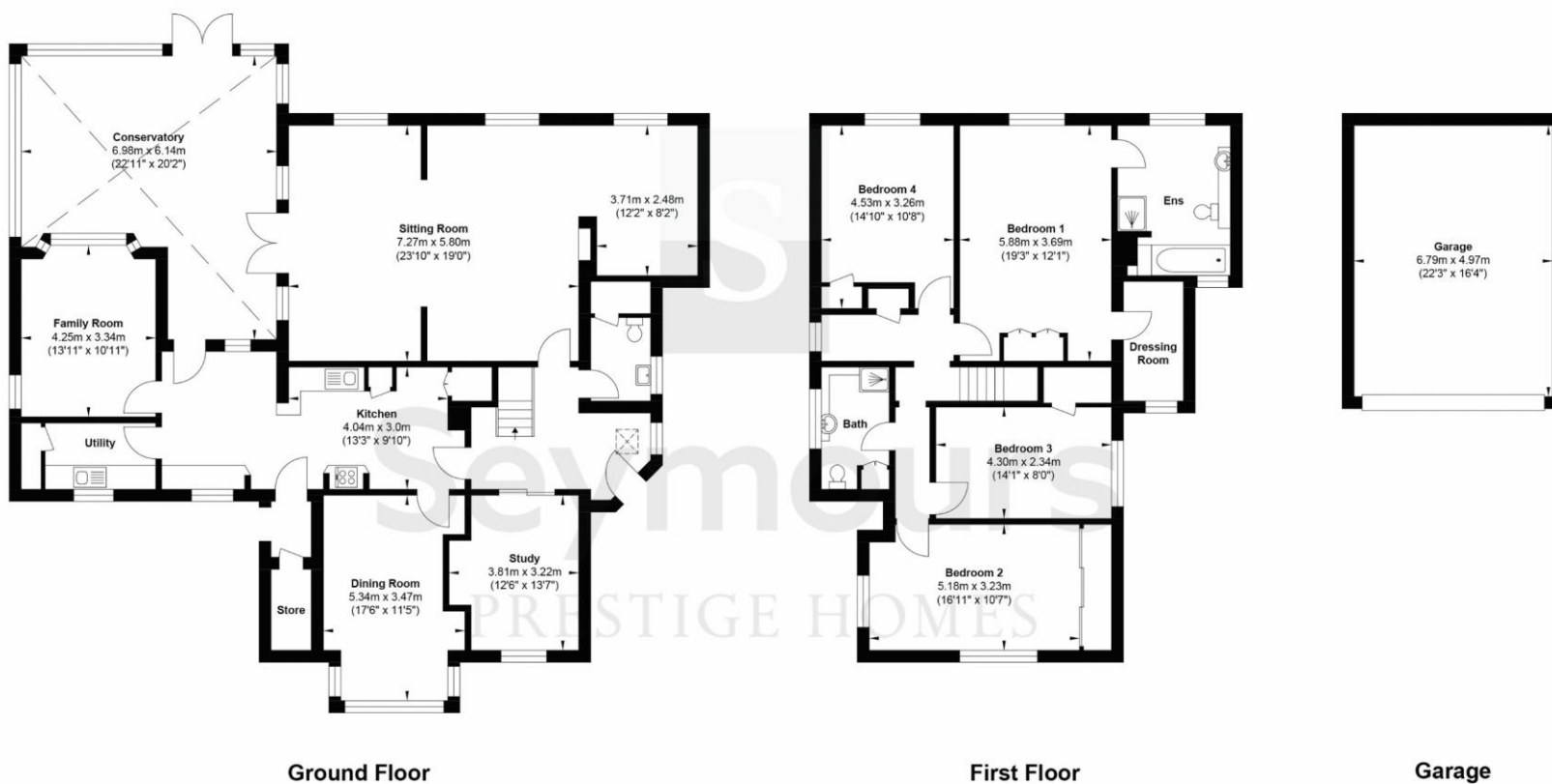
LOCATION

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.

The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.







Gross Internal Floor Area : 319.8 m2 ... 3443 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.



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