



Ford Road Woking GU24

£4,950 Per Month - Available 21/09/2017

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*A beautiful, detached property that has been renovated and restored to provide luxury modern living, in a quiet, rural location, surrounded by woodland, garden and paddock and sits in approximately 1.47 acres. Available on the 21st September but could be made available earlier by negotiation.*

Living room | Family room | Kitchen/breakfast room | Utility room | Cloakroom | Five bedrooms | Four bathrooms | Rural | Garage | Garden.

### Description

Upon entry is a lobby area with cloakroom, leading to a stunning kitchen/breakfast room which has been fitted with a range of high quality fittings including Miele appliances. There is a door leading to the side patio/courtyard with bifold doors out to the garden. Off the kitchen is a utility room and a separate door leading to a play/family room, with a kitchenette and bathroom and could be used as an au-pair suite/granny annexe. From the kitchen is also the dining room, which has an open doorway to a lobby area and the front door, which leads out to the garden. The main sitting room is a delight, offering a triple aspect with feature fireplace and again, bifold doors to the garden. To the first floor is a master bedroom with a luxury 'Axor Hansgrohe' ensuite bathroom with stone bath,

large walk in shower, wall mounted mirror/TV and views over the gardens. There is another guest bedroom suite, two further bedrooms and family bathroom and a further staircase leading to the top floor with a further room and generous eaves storage.



### Hamptons Sunningdale Lettings

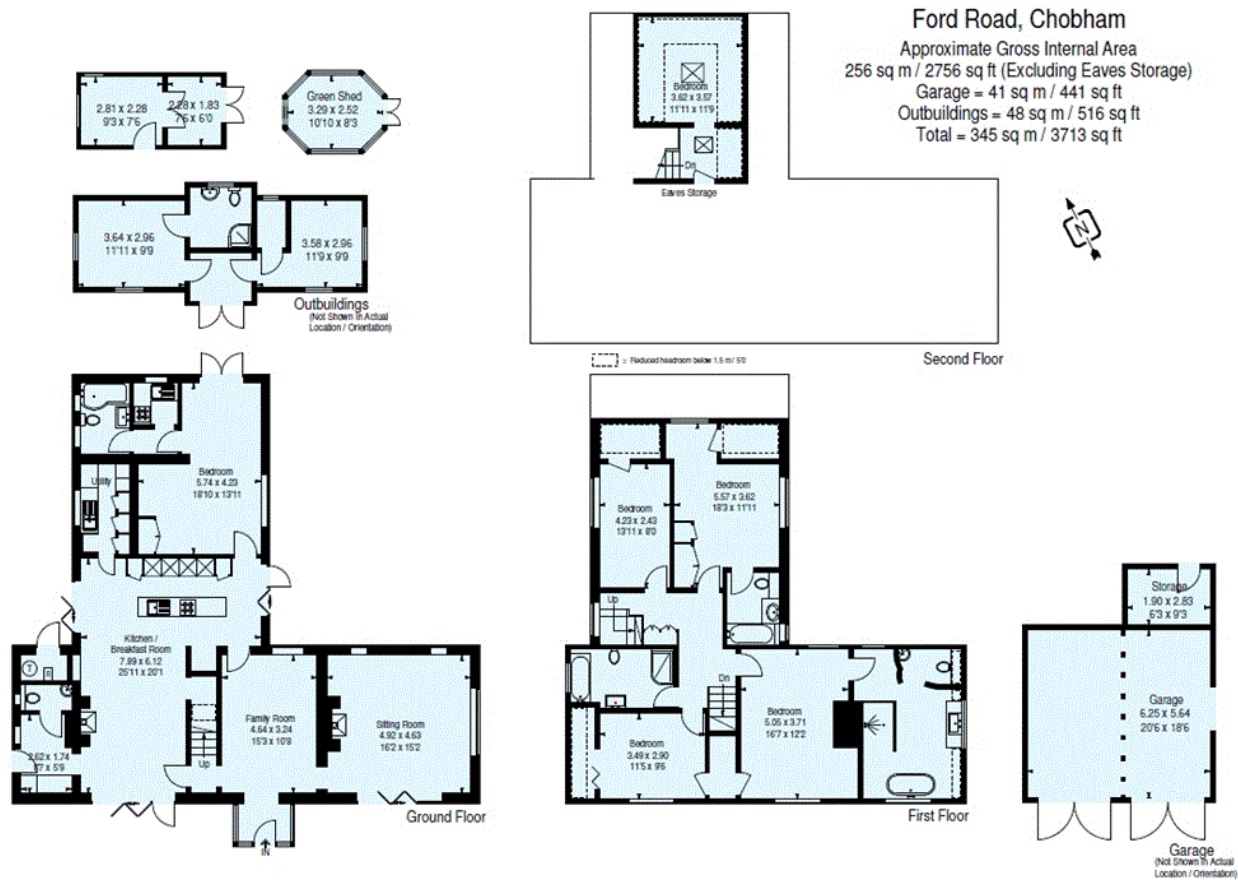
6 Broomhall Buildings

Sunningdale SL5 0DU

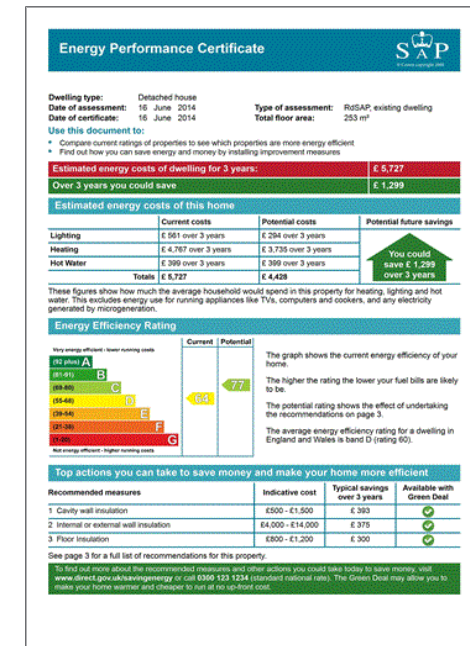
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## Floorplan



## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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