



Church Lane, Bisley  
Woking, Surrey, GU24



*Beyond your expectations*



# A brand new home situated in a rural location

**Hamptons International**

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Master Bedroom Suite | Guest Bedroom Suite | Two Further Bedrooms | Family Bathroom | Reception Hallway | Drawing Room | Dining Room | Study | Kitchen/Breakfast Room | Utility Room | Boot Room | Double Garage | Garden of 0.4 acre.

**Guide Price £1,300,000 Freehold**

## Description

Hawks Farm is a stunning new build property that has been built to exacting standards.

This property has the feel of a charming farmhouse but the contemporary design and finish of a new build giving you the best of both worlds.

Upon entry is a stunning reception hall with feature fireplace. From here is access to the study, cloakroom and all principle reception areas. The drawing room is a generous size with a large feature fireplace and bi-folding doors overlooking the rear garden. There is a separate dining room with double patio doors and access to the country style kitchen/breakfast room. This has been fitted with the latest appliances including a range cooker, wine fridge and central island breakfast bar. From here is a large boot room which gives you access to the side of the house, separate utility room and integral double garage.

To the first floor is the master bedroom suite with fitted wardrobes, guest bedroom suite with fitted wardrobes, two further double bedrooms and separate family bathroom.

## Outside

To the front of the property is five bar gated entrance to the gravel driveway with ample parking and access to the double garage.

The garden is mainly laid to lawn with secure side gates to the front, band new fencing around the perimeter with a picket fence to the rear. In all, the gardens extend to approximately 0.4 acre.

## Location

The property is conveniently located for access to the motorway network, with junction 3 of the M3 being about 1 mile away. This connects with the M25 and provides good vehicular access to central London, Heathrow and the west country.

Woking mainline train station is approximately 5 miles away which has fast direct links to London Waterloo in approximately 28 minutes.

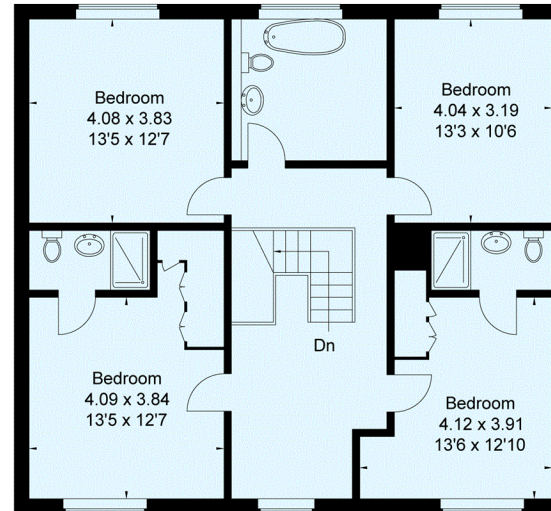
Bisley village has a local convenience shop, post office, bakery, butcher and public house. For larger shopping centres you have choices of Camberley, Woking and Guildford town centres.



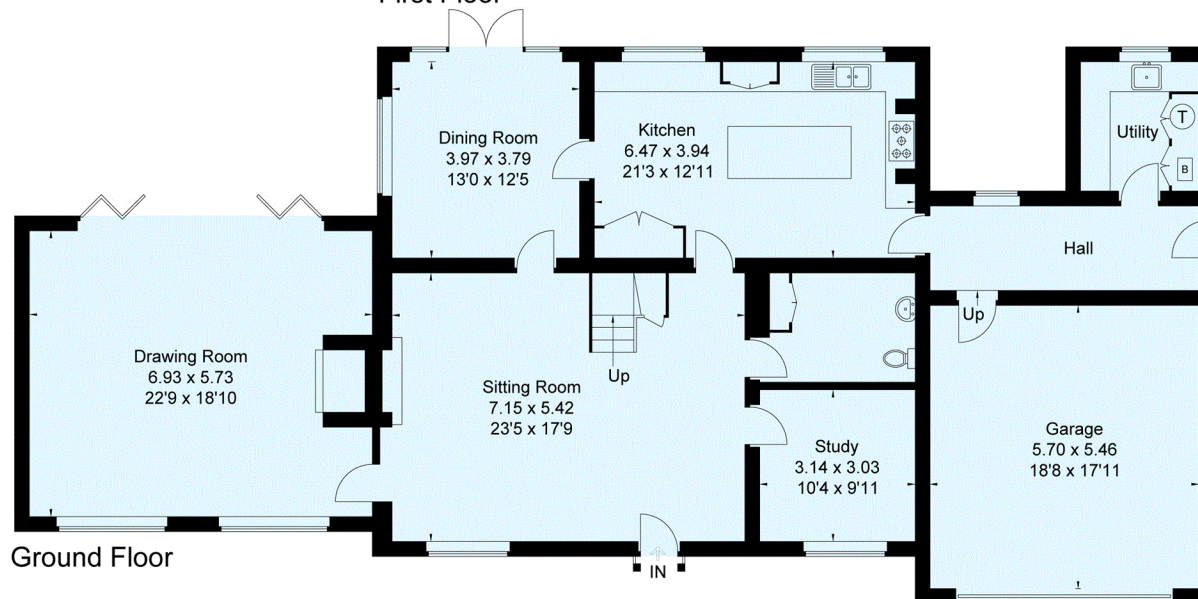
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Church Lane, Bisley, Woking

Approximate Gross Internal Area  
298 sq m / 3208 sq ft  
(Including Garage)



First Floor



Ground Floor

Floorplanz © 2014  
0845 6344080 Ref: 137258

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



