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Independent Estate Agents

WOKING

£725,000

Occupying a premier plot, this superb newly built, three-bedroom, two-bathroom semi-detached executive residence has been finished to an exacting standard.

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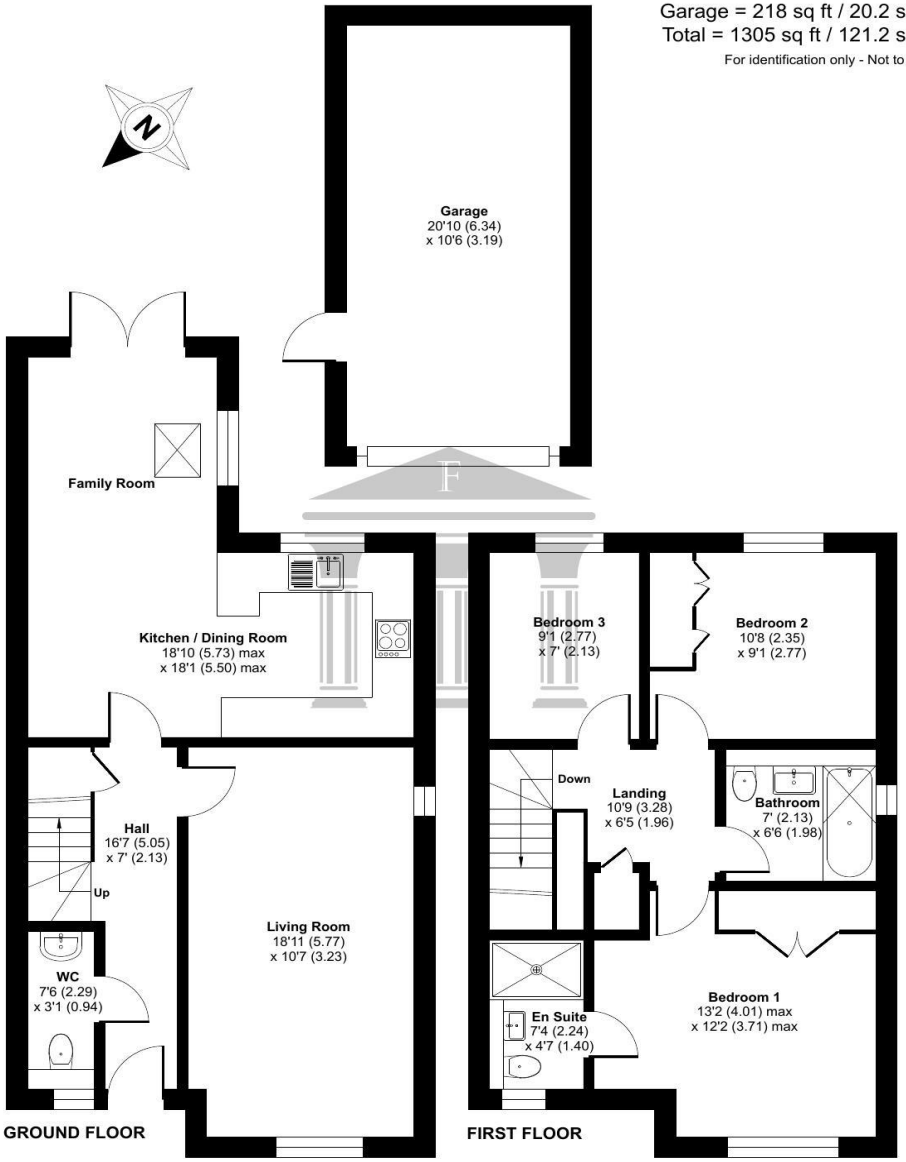
Dunnock Drive, Woking, GU22

Approximate Area = 1087 sq ft / 101 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1305 sq ft / 121.2 sq m
For identification only - Not to scale



This floor plan was constructed using measurements provided to Niche Communications by a third party.
Produced for Foundations Independent Estate Agents. REF: 1508500

Dunnock Drive, Woking, Surrey, GU22

- **Three bedrooms, two bathroom executive residence**
- **Premier plot with large south-westerly facing garden**
- **Open-plan kitchen/dining/family room with semi vaulted ceiling**
- **Bespoke finishes and premium Amtico flooring**
- **Solar panels and EV charging point**
- **Two-car driveway and large garage**

Occupying a premier plot, this superb newly built, three-bedroom, two-bathroom semi-detached executive residence has been finished to an exacting standard. Generously proportioned and thoughtfully enhanced, the home combines contemporary design with an impressive collection of bespoke upgrades, including premium Amtico flooring throughout the ground floor and made-to-measure Hillarys shutters and blinds.

At the heart of the property is an outstanding open-plan kitchen, dining and family room, featuring an extended range of cabinetry, a custom kitchen collection and a striking semi-vaulted ceiling. This exceptional space is ideal for both relaxed family living and entertaining, while a separate spacious reception room provides a comfortable and versatile retreat. Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en-suite, complemented by two further bedrooms and beautifully appointed bathrooms from a custom collection.

The landscaped, south-westerly facing rear garden is among the largest on the development and creates a wonderful setting for outdoor living. A substantial patio extension provides ample space for dining and entertaining, while a garden irrigation system makes the thoughtfully designed planting easy to maintain. Further practical advantages include solar panels, a Kinetico water softener, an EV charging point, a generously sized garage and a private driveway with parking for two cars.

Perfectly positioned for an active and well-connected lifestyle, the property is within walking distance of Woking Sportsbox, the outstanding Hoe Valley School and Sixth Form, as well as the popular Bird in Hand pub and restaurant. Combining an exceptional plot, high-quality finishes and excellent local amenities, this is an outstanding modern home designed for effortless contemporary living.

Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides a selection of shopping, dining, and cultural attractions, including the New Victoria Theatre, cinema, and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals.

The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland, and several prestigious golf clubs including Woking Golf Club and Foxhills. Families enjoy access to excellent schools, including Hoe Valley and Woking High. With its blend of amenities, cultural attractions, natural beauty, and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation, and community in one of Surrey's most sought-after locations.

Council Tax Band E - EPC Rating A - Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.