



Alice Ruston Place, Woking



Alice Ruston Place, Woking, Surrey

Alice Ruston Place is an exclusive collection of just five beautifully designed homes, perfectly positioned on the sought-after borders of Hook Heath in Woking.

Comprising four spacious three-bedroom houses and one thoughtfully designed two-bedroom home, each property offers its own unique layout, combining flexibility with contemporary style. Generous living spaces, multiple bathrooms, and carefully considered design details create homes that are as practical as they are elegant.

Finished to a high specification throughout, each home features modern kitchens with integrated appliances, stylish bathrooms with premium fittings, and energy-efficient systems designed for comfortable, low-maintenance living. Private gardens, allocated parking with EV charging, and a peaceful setting complete the offering.

Just a 30-minute walk from Woking station, Alice Ruston Place combines a calm, residential setting with excellent connectivity, making it ideal for both local movers and those commuting further afield.

Alice Ruston Place is a boutique development designed for those seeking quality, space, and a more considered way of living.

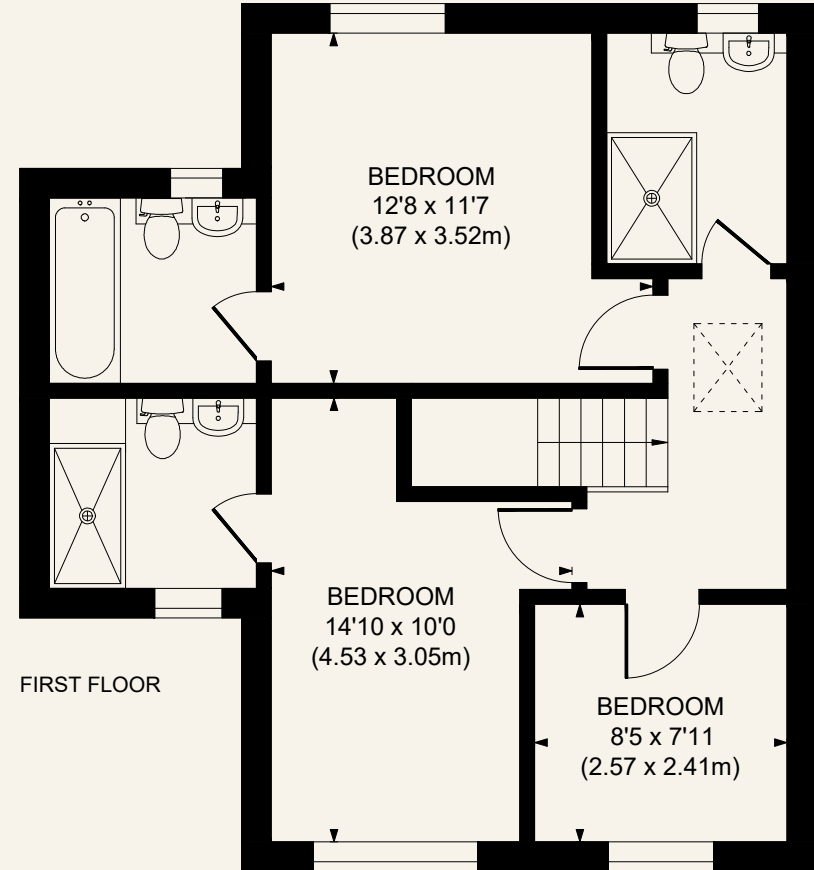
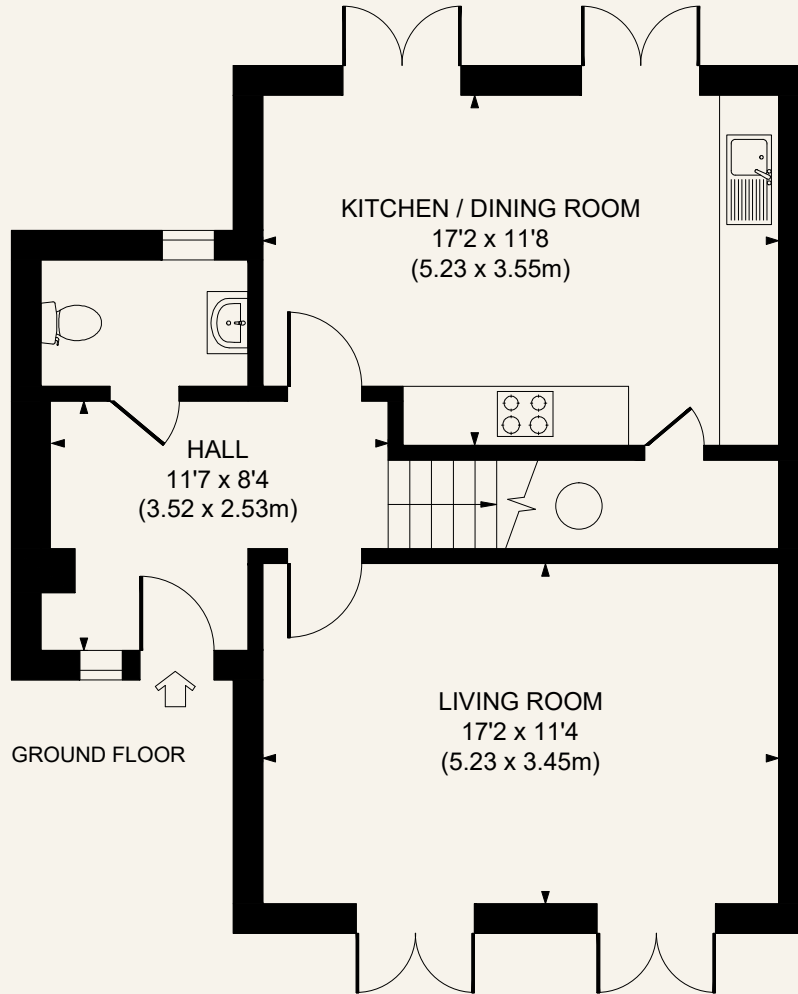

ALICE
RUSTON
PLACE
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Approximate Gross Internal Area

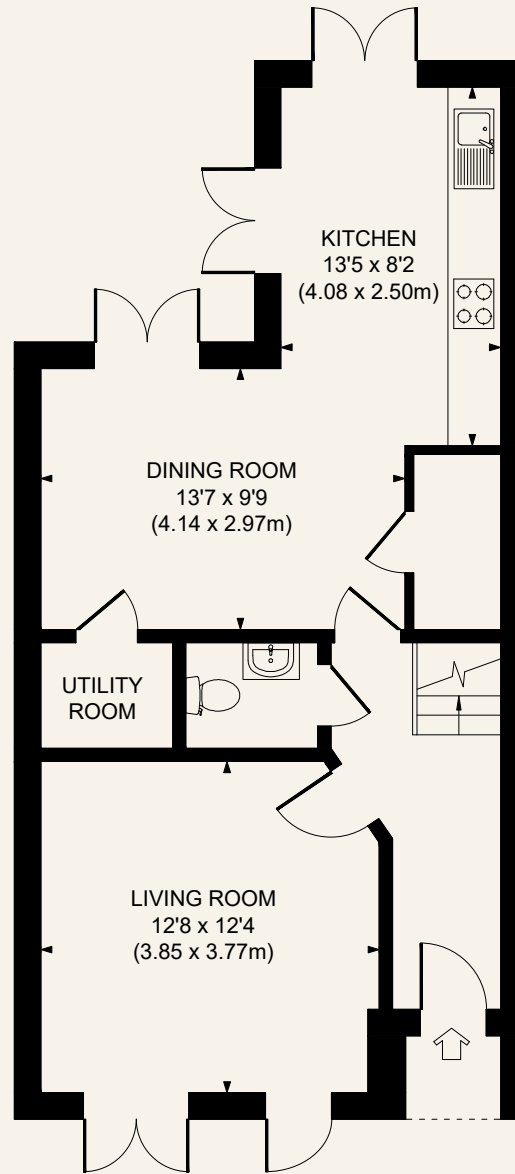
1,115 sq. ft / 103.59 sq. m



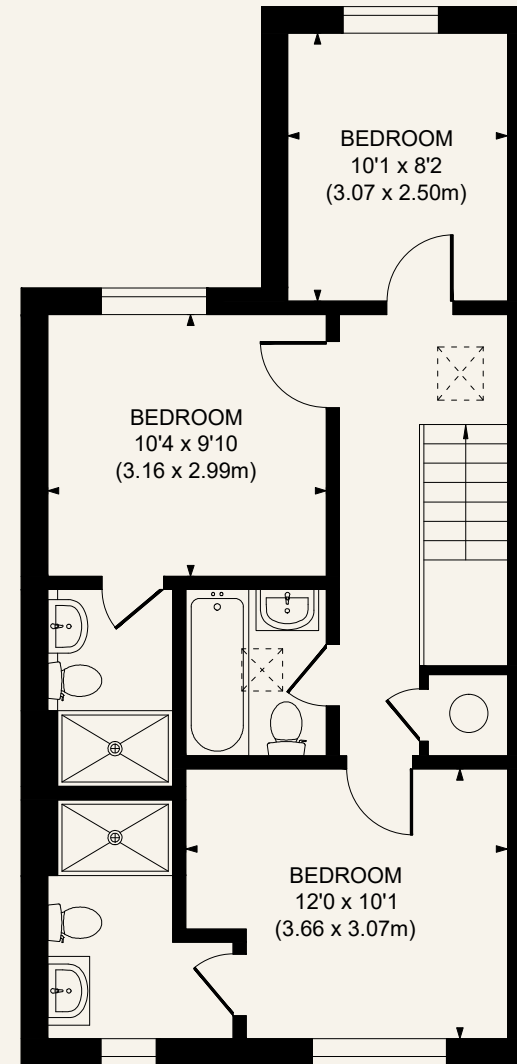
This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Approximate Gross Internal Area

1,084 sq. ft / 100.75 sq. m



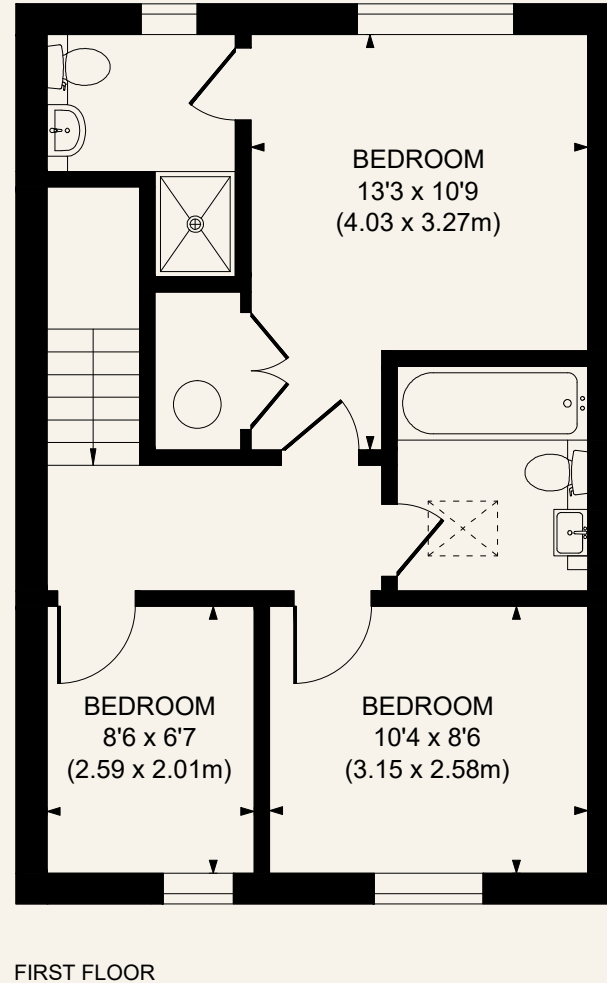
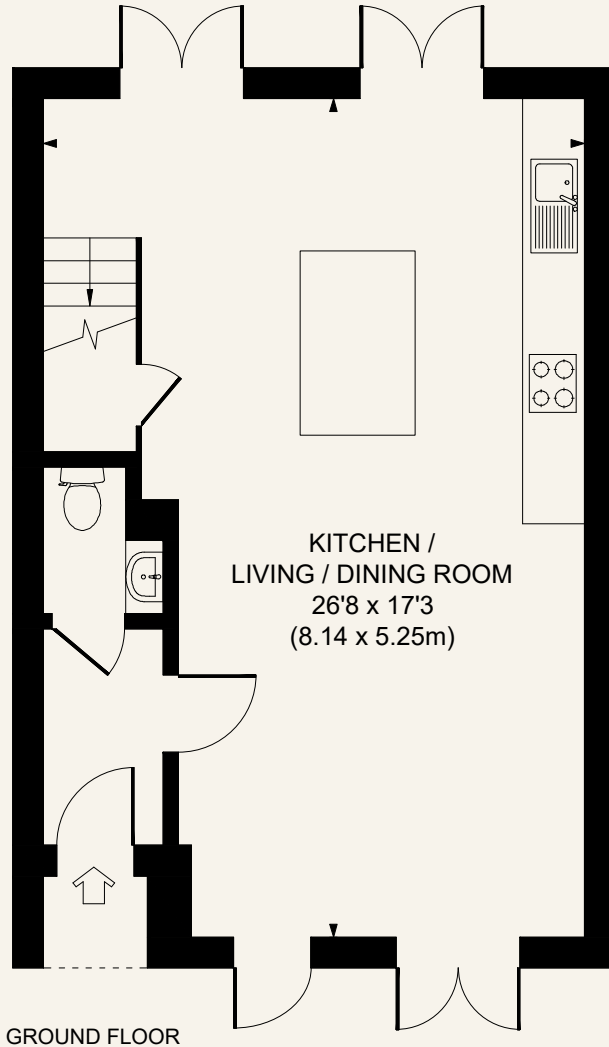
GROUND FLOOR



FIRST FLOOR

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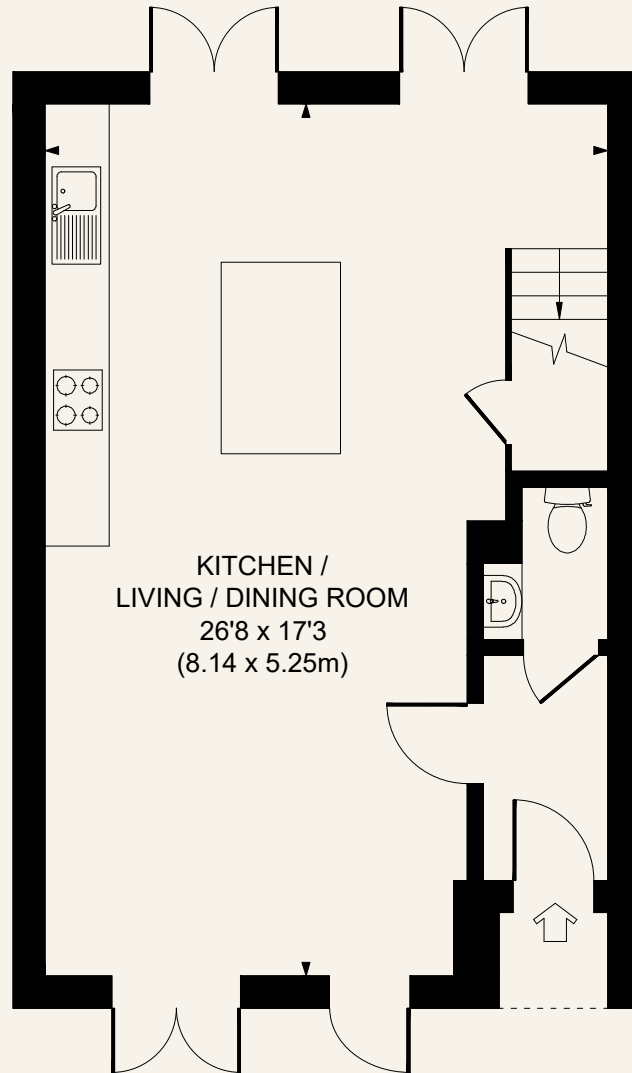
Approximate Gross Internal Area
906 sq. ft / 84.18 sq. m



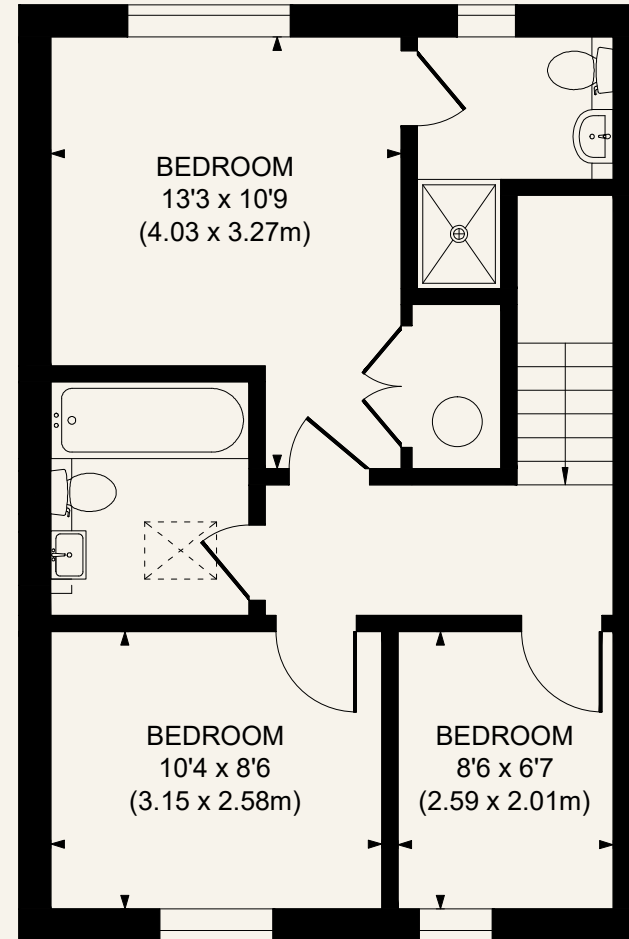
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Approximate Gross Internal Area

906 sq. ft / 84.18 sq. m



GROUND FLOOR

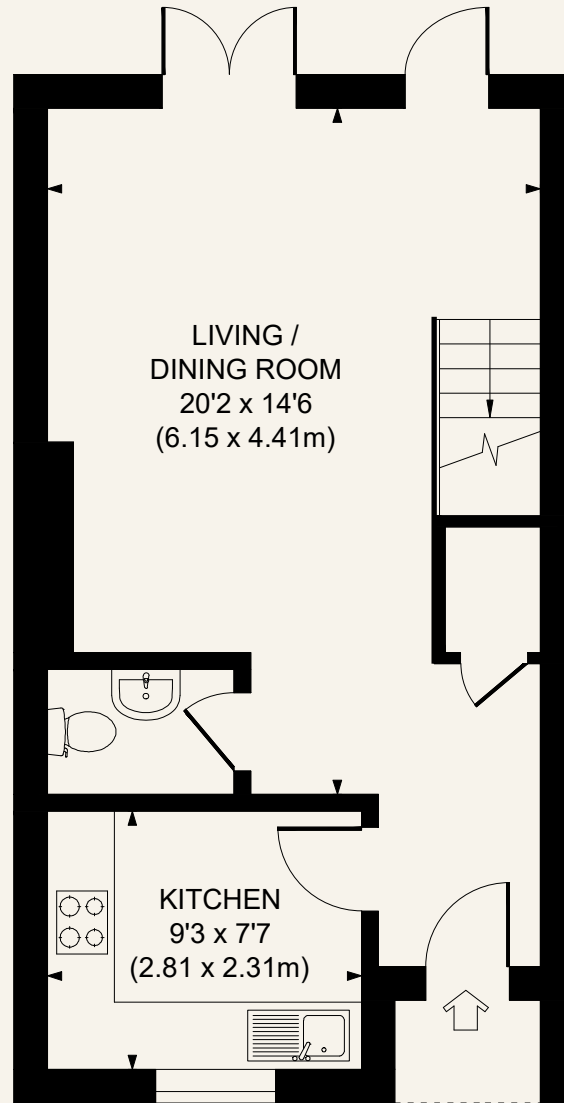


FIRST FLOOR

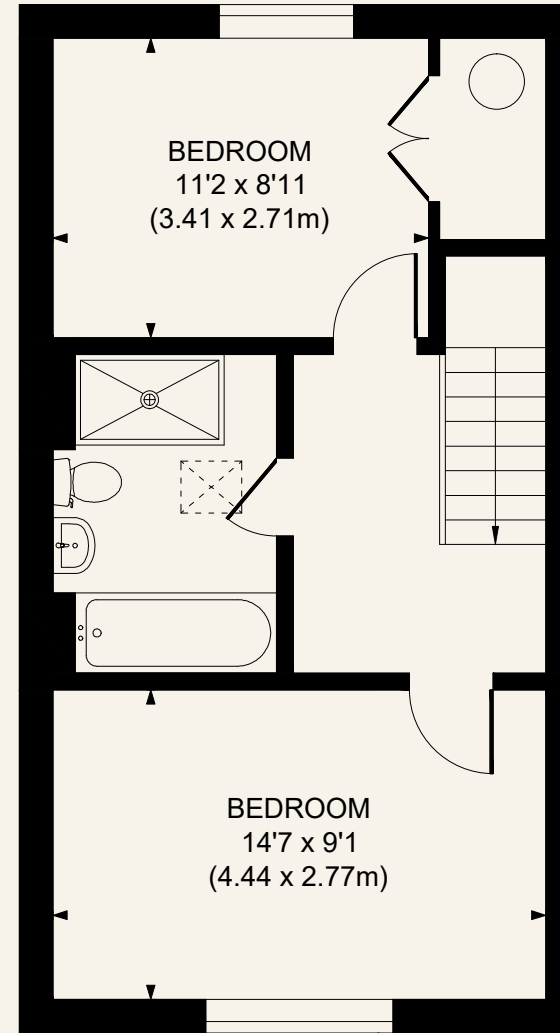
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Approximate Gross Internal Area

801 sq. ft / 74.38 sq. m



GROUND FLOOR



FIRST FLOOR

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Specification

Warranty

- 10 year build warranty with Advantage

Kitchen

- Howdens Allendale Contemporary kitchens
- Soft Close doors and drawers throughout
- Recess LED Pelmet Lighting
- Built in Stainless steel Lamona fan oven
- Built In 4 zone Lamona Induction Hob
- Stainless Steel Canopy Extract Hood
- Built in Lamona Dishwasher
- Built in Lamona 70/30 Fridge Freezer
- White bowl and half sink with mixer tap
- Pre plumbing for Washing Machine

Heating

- Glass fronted Electric panel heaters
- Electric Towel rails to bathrooms
- Electric underfloor heating to cloakrooms

Lighting

- Recess Low Energy Downlights throughout
- Decoration
- Walls finished in Dulux Diamond Matt in Farrow and Ball Colour 2001 Strong White
- Woodwork painted in Dulux Satinwood
- Flooring
- Oak finished Laminate flooring to kitchens and Livingroom's / Entrance Halls
- Luxury Carpet to staircases, halls and bedrooms on underlay
- Ceramic Tiles to bathrooms

Bathrooms / En suites

- White sanitaryware with Black Brassware
- IP rated LED downlights
- Back to wall WC with slow close seat and concealed cisterns
- Vanity Units to WHB
- Electric Towel rails
- Ceramic tiles to shower and bath enclosures
- Feature Mirrors with built in shaver sockets / lights and demister
- Whole house low energy ventilation

Windows and Doors

- 44mm thick Oak Mexicano Doors throughout with black nickel ironmongery
- Double and triple Glazed Velfac Composite windows and external doors with powder coated external and clear varnished pine internal finish

External Area

- All Front Gardens fenced with grass and planted borders and paved entrances
- All rear gardens fenced to sides with large patios and lawn areas prepared for grass
- Car parking points provided with EV charging within Private car park and approach road

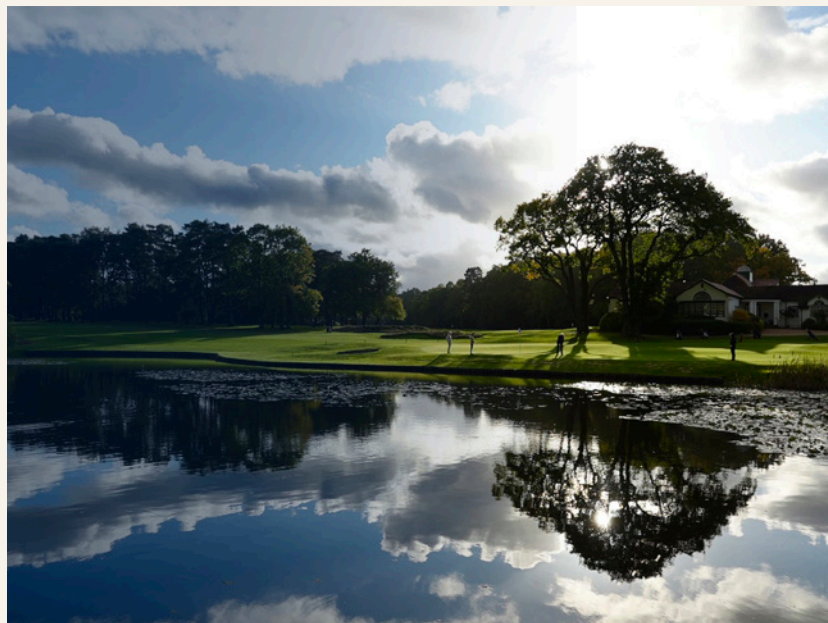
Discover the Local Area

Situated on the edge of the prestigious Hook Heath area, Alice Ruston Place enjoys the perfect balance of tranquillity and connectivity.

This highly regarded residential setting is known for its leafy surroundings, character homes, and sense of community, making it particularly appealing to families and downsizers alike. Woking town centre is just a short distance away, with the station reachable in approximately a 30-minute walk, offering fast and direct rail connections into London.

Excellent local schools, nearby green spaces, and convenient road links further enhance the appeal, creating a location that supports both everyday ease and long-term lifestyle aspirations.

Whether you're looking to upsize, downsize, or simply enjoy a better pace of life, Hook Heath and its surroundings offer a setting that feels both established and well-connected.





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