



St. Johns Hill Road | Woking | GU21 7RW





St. Johns Hill Road, Woking, GU21 7RW

Situated in the heart of St John's Village, this charming detached period home seamlessly combines timeless character with modern comforts. Thoughtfully extended over the years, the property now offers approximately 1,797 sq ft of beautifully presented accommodation, featuring five generous bedrooms, three reception rooms, and three well appointed bathrooms, making it an ideal home for growing families.

At the heart of the home is a stunning open plan kitchen and dining room, creating a superb space for both everyday living and entertaining. Complete with a feature log burner, this inviting room enjoys a wonderful sense of warmth and character, while a separate utility room adds valuable practicality to modern family life.

Rich in charm, the interiors have been lovingly maintained and tastefully styled throughout, with flexible living spaces providing the perfect balance for family life, home working and entertaining.

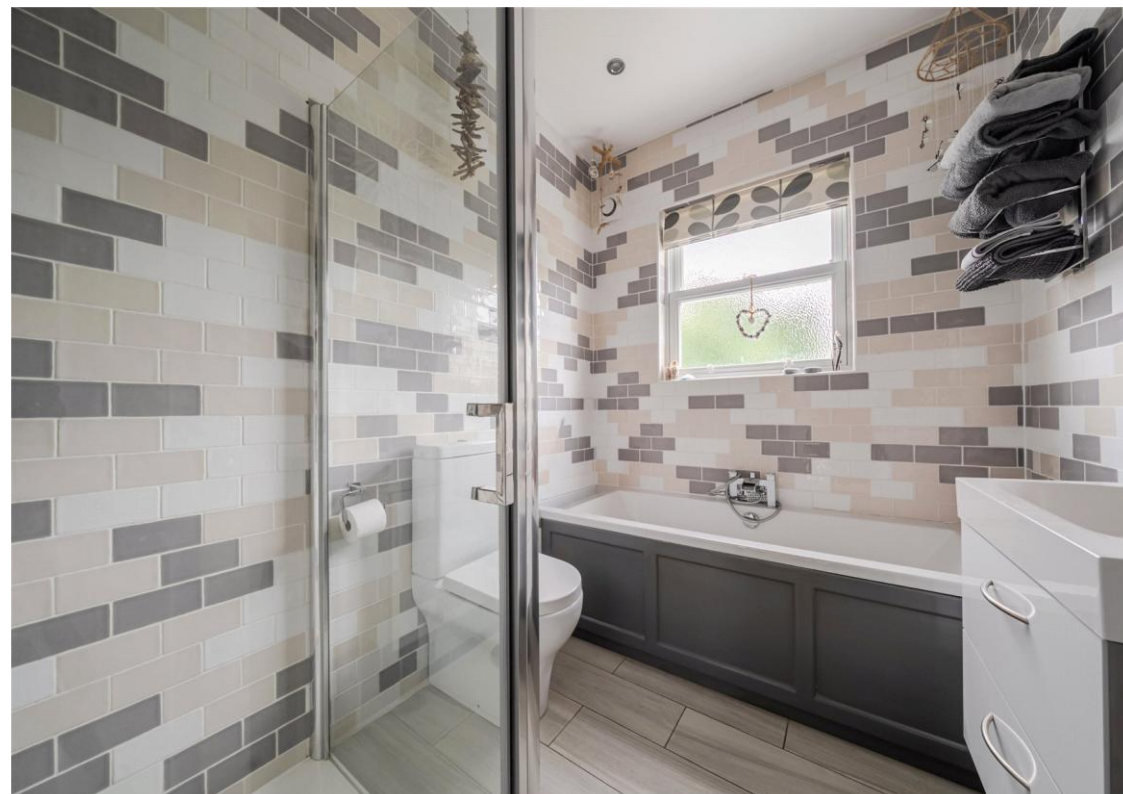
Outside, the property continues to impress with a delightful, well established garden and a private patio, ideal for outdoor dining, summer gatherings or simply relaxing in peaceful surroundings. Further benefits include off street parking, a garage, and a useful outbuilding, offering excellent storage and versatility.

Located in the sought after setting of St John's Village, this exceptional home presents a rare opportunity to enjoy period character, generous living space and modern convenience in equal measure.

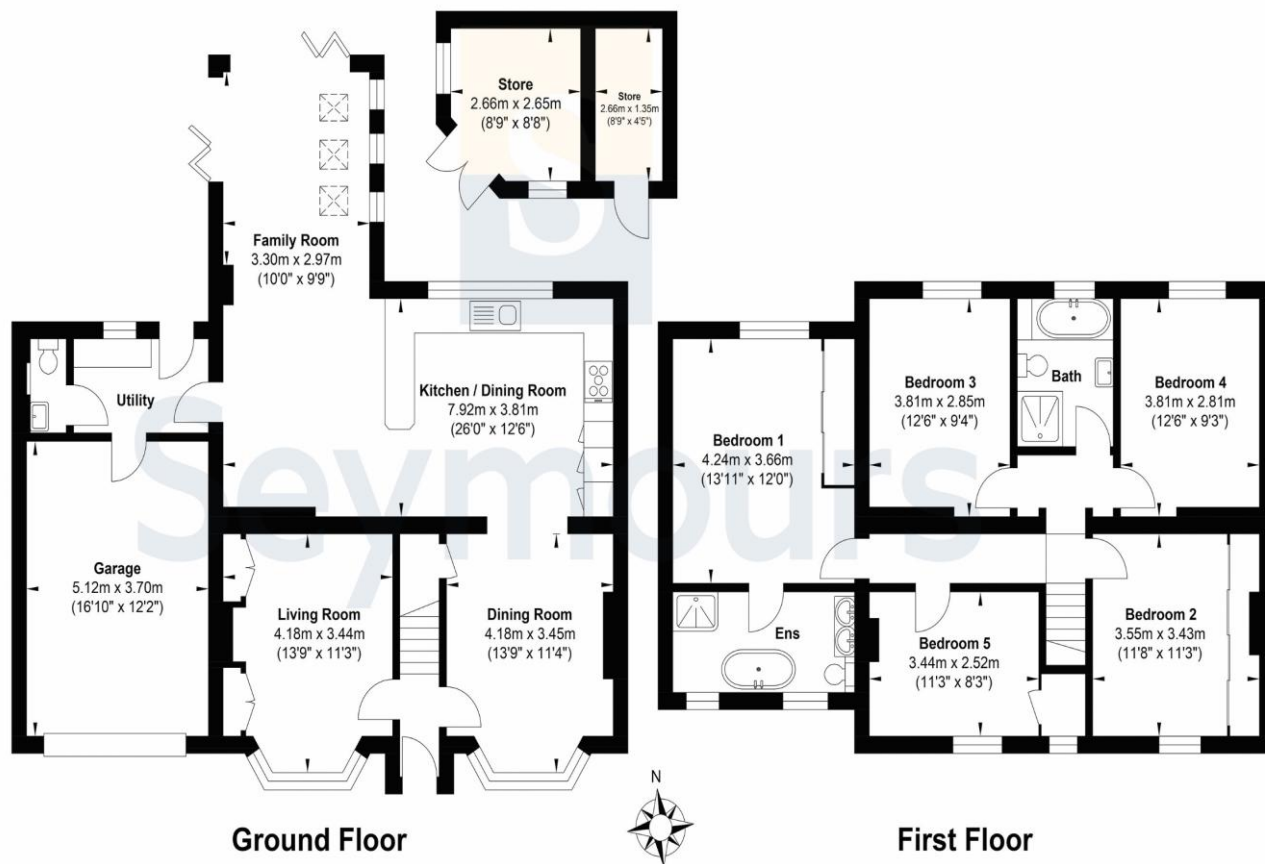
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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.

Early viewing is highly recommended. Contact us today to arrange your appointment and discover everything this wonderful home has to offer.







Gross Internal Floor Area : 195.8 m2 ... 2109 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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