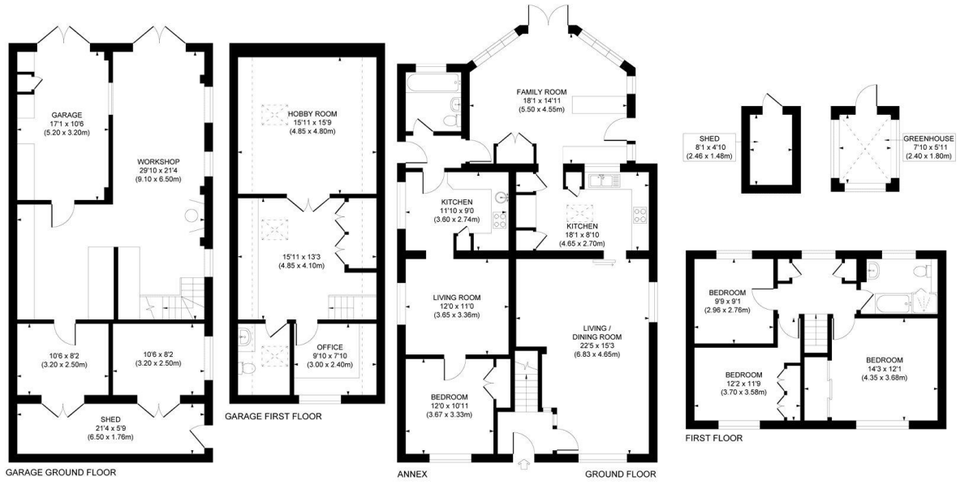
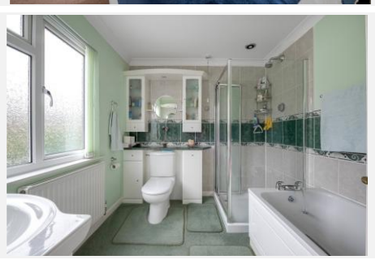
Floorplan

Approximate Gross Internal Area
Ground Floor 1,249 sq. ft / 116.01 sq. m
First Floor 518 sq. ft / 48.17 sq. m
Ground Ground Floor 993 sq. ft / 92.28 sq. m
First Ground Floor 617 sq. ft / 57.41 sq. m
Greenhouse 47 sq. ft / 4.32 sq. m
Shed 39 sq. ft / 3.64 sq. m
Total 3,463 sq. ft / 321.83 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.





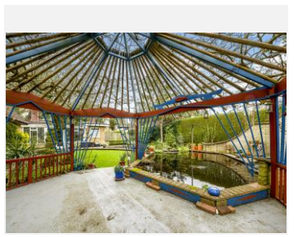


Seymours











Glenavon, Fenns Lane
West End, Woking, Surrey, GU24 9QF

£975,000 Asking Price

Knaphill office 25 High Street, Knaphill, GU21 2PP
01483 798969 / sales@seymours-knaphill.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 798969

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

4 bedrooms
2 baths
EPC Rating D
3317 sq. ft

- Generous Plot Approx 0.26 of an acre
- Self Contained One Bedroom Annexe
- Large Outbuilding Approx 1400sqft
- Beautifully Landscaped Garden
- Generous Frontage
- Semi-Rural Location
- Within Easy Reach of M3 & Brookwood Mainline Station

Set within a desirable semi-rural setting in the West End, this substantial detached family home occupies a generous plot of approximately 0.26 acres and offers a superb blend of versatile accommodation, extensive outbuildings and beautifully landscaped gardens.

The property has been carefully maintained by the current owners and provides well-proportioned living space throughout. On the first floor, there are three bedrooms along with a family bathroom. The ground floor features a spacious front aspect living/dining room, ideal for both everyday living and entertaining. To the rear, a well-appointed kitchen/breakfast room is fitted with a range of base and eye level units and opens seamlessly into a bright family room, which enjoys delightful views over the garden.

Adjoining the main house is a self-contained one-bedroom annexe, complete with its own living room, bedroom, kitchen and bathroom. This offers excellent flexibility for multi-generational living or guest accommodation, with the option to reintegrate it into the main residence if desired.

A particularly impressive feature of the property is the substantial garage block, extending to nearly 1,400 sq ft. The ground floor incorporates a garage, workshop and storage areas, while the first floor provides a highly versatile space including an office, games room and WC—ideal for home working, hobbies, or additional leisure space.

Externally, the gardens have been thoughtfully landscaped and meticulously maintained, offering a variety of distinct areas including patios, lawns, a pond, pagoda, orchard and vegetable plots. To the front, the property benefits from a generous frontage with ample off-street parking.

This is a rare opportunity to acquire a versatile and well-appointed home in a sought-after semi-rural location, perfectly suited to modern family living.

Location

West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports. Education is well catered for with two excellent schools, the highly regarded Gordon's School and Holy Trinity primary school. The Gosden Parade provides a good range of shops to include a news agents, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End and the Hare & Hounds directly in the village whilst local Chobham village also offers several similar pub/restaurants. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo.

Council tax band: Tax band G
Local authority: Surrey Heath
Tenure: Freehold

Viewings
By appointment only

01483 798969 / sales@seymours-knaphill.co.uk
For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- https://checker.ofcom.org.uk/

Please contact the office regarding material information for this property



Generous Plot





Self-Contained Annexe

