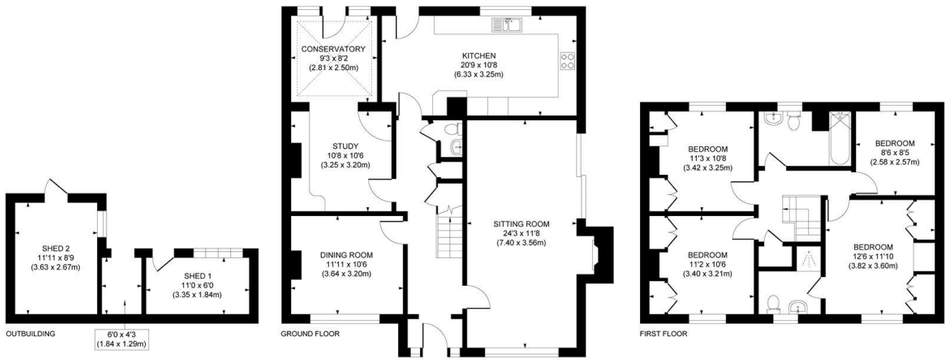
Floorplan

Approximate Gross Internal Area
Main House 1,706 sq. ft / 158.46 sq. m
Outbuilding 202 sq. ft / 18.78 sq. m
Total 1,908 sq. ft / 177.24 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.

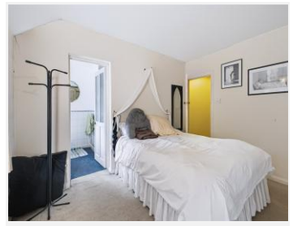






Seymours











173 Lakeside
St Johns, Surrey, GU21 8UW

£600,000 Asking Price

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

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Arrange a viewing: 01483 798969

Property details

- 4 bedrooms
- 2 baths
- EPC Rating E
- 1706 sq. ft

- Excellent potential to extend (STPP)
- Substantial four-bedroom family home
- Over 1,700 sq. ft of accommodation
- Generous and private rear garden
- Exciting scope to reconfigure and enhance
- Spacious 24ft sitting room
- Separate study/home office
- Ample driveway parking
- Popular Hermitage development
- Convenient access to Woking town centre

Offering over 1,700 sq. ft of accommodation, a generous established garden and considerable potential to extend, this substantial four-bedroom family home presents an exciting opportunity for buyers seeking space, versatility and the ability to create their ideal long-term home. Occupying a sizeable plot within the popular Hermitage development in St John's, the property offers impressive room proportions and excellent scope to further enhance the existing accommodation, subject to the necessary planning consents.

The ground floor provides a flexible arrangement of living spaces, ideally suited to family life. The particularly spacious sitting room extends to over 24ft in length and features an attractive exposed brick fireplace with a wood-burning stove, creating a welcoming focal point. Doors open directly onto the garden, whilst the generous proportions comfortably accommodate a variety of furniture arrangements.

A separate dining room provides an excellent setting for family meals and entertaining, with a further fireplace adding character. The kitchen is fitted with an extensive range of wall and base units, offering ample worktop space and storage, together with a breakfast bar for informal dining. The layout presents an exciting opportunity to create a substantial open-plan kitchen, dining and family room, potentially incorporating an extension to provide a spectacular space overlooking the garden, subject to the necessary consents.

Further accommodation includes a separate study, ideal for those working from home, which leads through to a conservatory enjoying views over the garden. A ground floor cloakroom completes the accommodation on this level.

Upstairs, there are four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom is particularly generous, whilst the remaining rooms provide comfortable accommodation for family members or guests. These are served by a family bathroom comprising a bath with shower over, wash hand basin and WC, together with an additional separate WC.

Externally, the property enjoys a generous and established rear garden, predominantly laid to lawn and bordered by mature trees, shrubs and planting that create an attractive and private setting. The size and configuration of the plot are particularly appealing, offering ample space for outdoor entertaining and family activities, whilst also providing considerable potential to extend the property without necessarily compromising the garden, subject to the necessary permissions.

To the front, a substantial driveway provides ample off-street parking, with established planting and a magnificent mature willow tree adding to the character of the setting.

The Hermitage development is a popular residential location, particularly appealing to families thanks to its proximity to local schools, amenities and recreational facilities. St John's village is within easy reach, offering a selection of shops, cafés and everyday conveniences, whilst the surrounding area provides access to attractive woodland walks and the Basingstoke Canal.

Regular bus services offer convenient access to Woking town centre, where an extensive range of shopping, dining and leisure facilities can be found, together with a mainline railway station providing frequent services to London Waterloo.

Combining substantial accommodation, a generous plot and excellent potential for further extension, this is a fantastic opportunity to acquire a versatile family home in an established and convenient residential location.

Council tax band: Tax band D
Local authority: Woking Borough Council
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



Potential to Extend STPP





Conveniently Located



The Property Ombudsman

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