



261 Connaught Road
Brookwood, Woking, Surrey, GU24 0AE
£500,000 Offers in excess of

Property details

 4 bedrooms

 2 baths

 EPC Rating D

 1294 sq. ft

- WALKING DISTANCE TO BROOKWOOD MAINLINE STATION
- CHARACTER COTTAGE
- CLOSE TO BROOKWOOD & PIRBRIGHT PRIMARY SCHOOLS
- NEWLY FITTED FOUR PIECE FAMILY BATHROOM
- DRIVEWAY WITH PARKING FOR TWO CARS
- ENSUITE TO MASTER
- TWO RECEPTION ROOMS
- FOUR BEDROOMS

A detached Victorian cottage that boasts a wealth of character and charm and is a short walk away from Brookwood Mainline Station that offers easy access into London Waterloo.

The property offers deceptively spacious accommodation, arranged over three floors with a luxurious master bedroom complete with walk in wardrobe and ensuite shower room occupying the top level. The three remaining bedrooms are located on the first floor and these enjoy the use of a newly fitted four-piece family bathroom that has a walk-in shower cubicle, wash hand basin, w/c and stand-alone bath.

The ground floor has seen significant improvements recently by way of combining the two original reception rooms into a generous lounge/diner with engineered oak flooring. From here a door leads to the kitchen that has been fitted with a range of base and eye level shaker style units, Quartz worktops and a breakfast bar.

Outside there is an enclosed garden which is mainly laid to lawn with a decking area providing space to BBQ. To the front of the property is a driveway with parking for two cars and a EV charging point. Viewings are recommended.

Location

Brookwood enjoys easy access to the station which is right in the heart of the village and provides a regular direct service to Waterloo. Nearby Knaphill has a good range of day to day shops whilst Guildford, approximately 7 miles and Woking, approximately 3.5 miles provide more extensive shopping facilities as well as theatres, bars and restaurants. Closer to home there is excellent pub dining at the Nags Head in Knaphill and the White Hart in nearby Pirbright Village. The general surrounds of the village are delightful with the Basingstoke Canal providing miles of tree lined towpath for jogging and dog walking. The village also has a primary school whilst nearby St Johns provides secondary education from Winston Churchill School.

Council tax band: Tax band E

Local authority: Woking Borough Council

Tenure: Freehold

Viewings

By appointment only

[01483 798969](tel:01483798969) / 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



Close to Mainline Station

Four Bedrooms

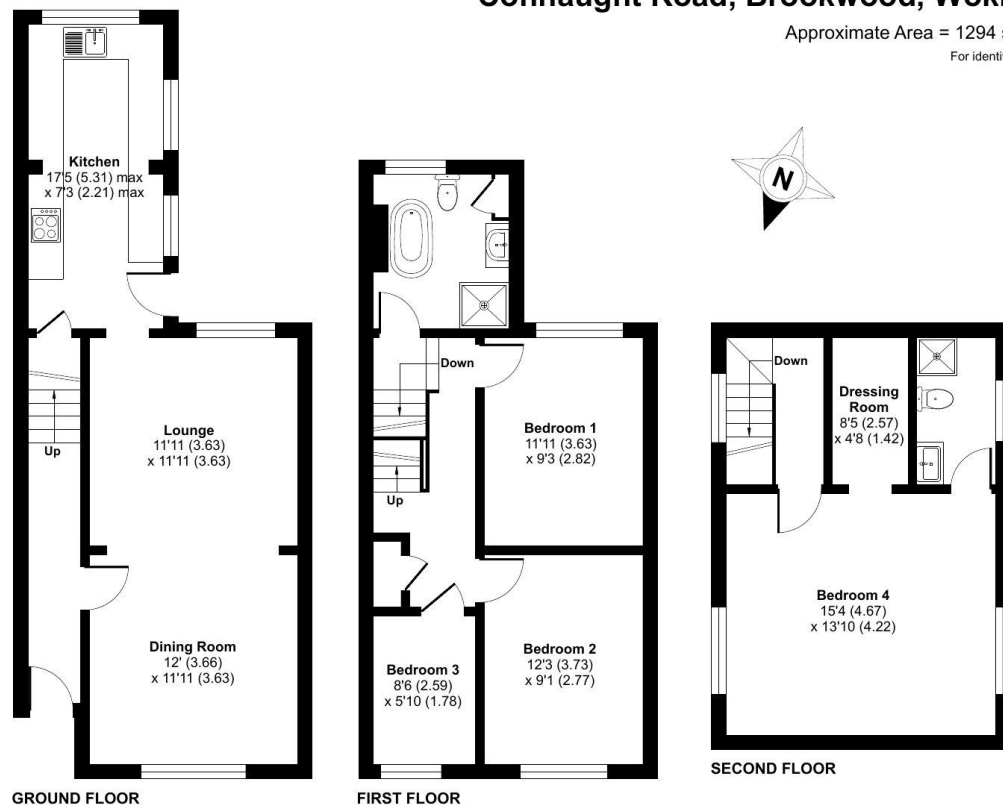


Floorplan

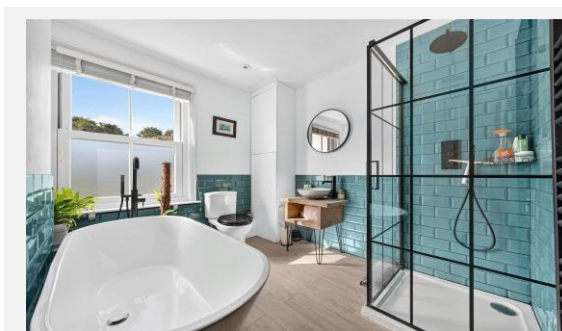
Connaught Road, Brookwood, Woking, GU24

Approximate Area = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1177368



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