

Floorplan

Approximate Gross Internal Area
Main House 1,961 sq. ft / 182.21 sq. m
Garage 193 sq. ft / 17.96 sq. m
Outbuilding 112 sq. ft / 10.44 sq. m
Total 2,266 sq. ft / 210.61 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



31 Brookwood Farm Drive
Knaphill, Woking, Surrey, GU21 2FT
£785,000 Asking Price

Knaphill office 25 High Street, Knaphill, GU21 2PP
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Arrange a viewing: 01483 798969

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Property details

- 4 bedrooms
- 3 baths
- EPC Rating B
- 1961 sq. ft

- Close to Brookwood Mainline Station
- Within Easy Reach of Local Schools
- Excellent Condition Throughout
- Four Double Bedrooms
- Two Ensuite Bathrooms
- Garage
- Open Plan Kitchen/Dining Room
- Walking Distance to Knaphill Village
- In Excess of 2000sqft
- Cul de Sac Location

A substantial and beautifully presented four-bedroom detached family home, extending to approximately 2,150 sq ft (inc garage) and occupying an enviable position within the highly sought-after Brookwood Farm Development in Knaphill.

Arranged over three well-proportioned floors, this impressive home offers generous and versatile accommodation throughout, making it ideally suited to modern family life. The property has been maintained and presented to an exceptionally high standard, with an excellent balance of spacious reception areas and comfortable bedroom accommodation.

The stunning open-plan kitchen/breakfast room forms the heart of the home, providing a stylish and sociable space ideal for both everyday family living and entertaining. The ground floor also benefits from a separate dining room, providing an additional reception space, together with a convenient downstairs cloakroom.

Moving to the first floor, the generous living room provides an impressive principal reception space, enhanced by a Juliet balcony which allows plenty of natural light and creates an attractive outlook. This floor also features two well-proportioned double bedrooms, offering excellent flexibility for family members, guests or those requiring dedicated home-working space.

The upper floor provides two further double bedrooms, creating an excellent degree of separation and privacy. Two of the four bedrooms benefit from built-in wardrobes and en-suite bathrooms, while the remaining bedrooms are served by the family bathroom.

Further practical benefits include an integral garage, together with a driveway providing off-street parking for two vehicles.

Externally, the property continues to impress with a well-maintained south-facing rear garden, providing an attractive outdoor space for relaxing, entertaining and enjoying the sunshine.

The location is equally appealing, with Brookwood Mainline Station within easy reach, offering a fast service of approximately 35 minutes to London Waterloo. The property is also conveniently positioned for local schools, while Knaphill village is close by and offers a good range of shops, cafés, restaurants and everyday amenities.

Properties of this size and standard within Brookwood Farm are highly desirable, and an internal viewing is strongly recommended to fully appreciate the space, quality and versatility this impressive home has to offer.

Location

Knaphill village has a vibrant range of shops, pubs and restaurants which includes a Post Office. For more comprehensive shopping Sainsbury's superstore is approximately quarter of a mile away. For commuting, nearby Brookwood station provides a regular service direct to Waterloo. Woking and Guildford. For those who enjoy the outdoors there is Stafford Lake which is ideal for dog walking and nearby Brookwood Country Park ideal for a family stroll on a Sunday.

N.B Annual charges apply: £500.00

Council tax band: Tax band G
Local authority: Woking Borough Council
Tenure: To be advised

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



In Excess of 2000sqft



Two Ensuite Bathrooms

