

Lockfield Cottages | St. Johns Road | Woking | GU21 7RY

Seymours










NO RAIN
NO FLOWERS

Lockfield Cottages, St. Johns Road, Woking, GU21 7RY

A detached family home, situated in a delightful idyllic setting, adjacent to the Basingstoke Canal and with controlled gated vehicular access across Woodend bridge. Built circa 1995 the property offers three-bedroom, two reception room, two bath/shower room accommodation and can certainly be considered walking distance to both St Johns village and Woking centre. The ground floor has a stylish kitchen with contemporary units, granite worktops and breakfast bar, various integrated appliances including a Rangemaster cooker. There is also a front aspect living room with a multi -fuel burner, rear aspect dining room, spacious entrance hall, cloakroom and a utility room. Upstairs, are the aforementioned three bedrooms. The main bedroom has an en-suite shower room, plus there is a family bathroom. Other features include quality wood flooring throughout the ground floor, really good-sized landing and feature window on the half landing.

Windows are upvc double glazed and heating is gas fired to radiators. Outside, is a superbly landscaped south-facing front garden which has a circular patio, and well stocked borders. To the side of the house is a large vegetable garden and detached garage, whilst the rear garden is manly lawn with further well stocked borders and a very stylish bar b que hut (which will seat 10 people and is designed, as the name suggests for an indoor bar b que). The situation is fabulous with immediate walks along the towpath. Finally, there is plenty of room to the side of the house for a further extension, subject to usual consents.

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, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.

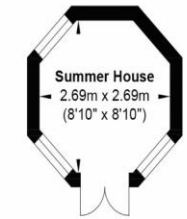




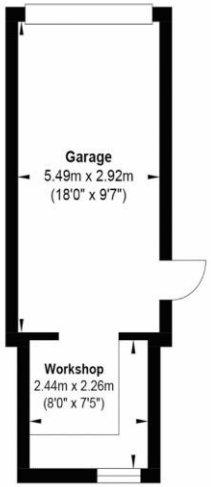




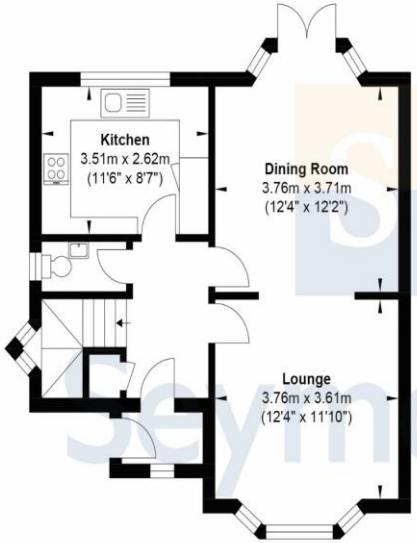




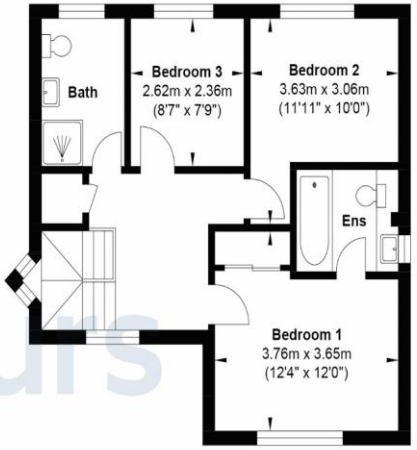
Summer House



Workshop



Ground Floor

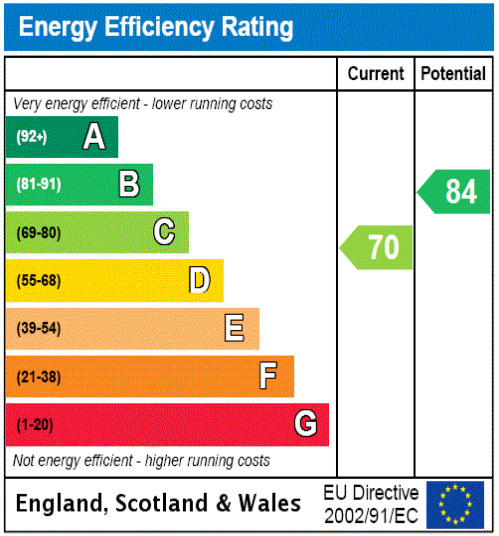


First Floor



Gross Internal Floor Area : 132.0 m2 ... 1402 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.





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